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ANNUAL REPORT

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THE PARKING AUTHORITY
CITY AND COUNTY OF SAN FRANCISCO

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PARKING AUTHORITY

JOHN PATRICK SHORT, Chairman

AMANCIO G. ERGINA

FRANCIS H. LOUIE

DONALD MAGNIN

ACHILLE H. MUSCHI

MARGARET L. BRADY, General Manager

**HONORABLE DIANNE FEINSTEIN, Mayor
City and County of San Francisco**

THE SAN FRANCISCO PARKING AUTHORITY

DEDICATES

The 1981/82 Annual Report
to



DONALD MAGNIN
Member 1961 - 1966
Chairman 1966 - 1982

The members and staff of the San Francisco Parking Authority hereby dedicate this Annual Report to Past President Donald Magnin for his 21 years of distinguished service to the Parking Authority and to San Francisco.

Donald Magnin was first appointed to the Parking Authority on February 2, 1961 by Mayor Elmer Robinson. Reappointments were made by Mayors Christopher, Shelley, Alioto and Feinstein. He has served as Chair since December 1966, stepping down in January 1982, when he nominated Chair John Patrick Short.

I first became acquainted with Chairman Magnin when I was appointed to the Parking Authority some three years ago. His splendid record of accomplishment is a justifiable source of pride to the Parking Authority and to his fellow San Franciscans. Mrs. Ergina and I extend our best wishes for many more years of rewarding services to his family and City.

Amanco G. Ergina



It has been a pleasure to work under the leadership of Donald Magnin as Chairman of the Parking Authority. His expertise and dedication made our sometimes unpleasant duties much easier. I wish Mr. Magnin continued success in his future endeavors and look forward to further pleasant association with him.

Achille H. Muschi



It is an honor and pleasure to be on the same board for so many years with Donald Magnin. Under his leadership he practices what he preaches and that is, that the public is served.

Francis H. Louie

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Honorable Dianne Feinstein
City and County of San Francisco
200 City Hall
San Francisco CA 94102



Dear Mayor Feinstein:

On behalf of the members of the Parking Authority and its staff, I submit herewith the report of the San Francisco Parking Authority for the fiscal year 1981/82.

I have served as Chair since January 1982 and intend to carry out the long-range programs of retiring Chair, Donald Magnin, as well as seeking innovative ways to implement the needed off-street parking for San Francisco.

Donald Magnin's impressive record has established excellent guidelines.

The Parking Authority will continue working with the non-profit parking corporations to effect additional parking at Sutter-Stockton and to encourage transfer of surplus funds, where possible, to the General Fund.

The Performing Arts Garage is in progress and should open for operation by January 1983. After expenses, this facility will return over \$500,000 annually to the City.

A new program of leasing sites where acquisition is too costly or not available has enabled an increase in neighborhood parking stalls. Laguna Honda School site (SFUSD) will add 52 stalls to the Inner Sunset; Geary at 17th Avenue (Merrills) will add 114 stalls to the Geary-Clement area; and Yerba Buena School (SFUSD) will temporarily add 52 spaces in the congested Marina area, while construction of 32 additional stalls is proceeding on the Pierce Street facility.

The Mission District will get 145 new stalls with the double decking of Mission-Bartlett.

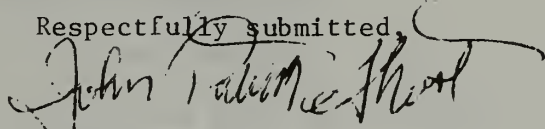
The Parking Authority will, for the first time, issue its own lease revenue bonds for the Moscone Center Garage (800 stalls) in late 1982.

On May 20, 1982 the Parking Authority unanimously voted to return the title of its administrative office to General Manager. The Parking Law of 1949 and the Regulations of the Parking Authority provide for an appointed General Manager. The increased duties of the Parking Authority administrator, i.e. construction of four projects - Performing Arts Garage, Marina, Mission-Bartlett and Moscone Center - as well as leases and other activities demand top management. The Parking Authority members agreed that Margaret Brady's position be upgraded and so resolved.

As an active member of the District Merchants of San Francisco, I shall be working closely with neighborhood groups to effect a rapport that will positively affect the welfare and economy of San Francisco.

My sincere thanks and best wishes to Donald Magnin. I know I can count on his advice and experience as the need arises.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John Patrick Short", written in a cursive style.

John Patrick Short
Chairman

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

STATEMENT OF ACTIVITIES OF THE PARKING AUTHORITY City and County of San Francisco

Fiscal Year Ending June 30, 1982

* * * * *

The report of the Parking Authority for the fiscal year 1981-82, together with supplemental information, is herewith respectfully submitted.

The financial status is set forth in attached copy of the Authority's official annual report.

PARKING AUTHORITY ORGANIZATION

The San Francisco Parking Authority is composed of:

Five Members appointed for four-year terms by the Mayor and approved by the Board of Supervisors.

Staff composed of three members, including the Director.

PARKING AUTHORITY FUNCTION

The Parking Law of 1949 recognized that the provision of additional parking facilities and the performance of all undertakings incidental to providing such facilities are public uses and purposes for which public money may be spent and private property acquired and are governmental functions. (California Streets and Highways Code, Sec. 32501).

Pursuant to this legislative notice, the State Legislature permitted, subject to the determination by the local legislative body that there is need for an authority to function, a public body corporate and politic known as the Parking Authority of the City and County of San Francisco. The San Francisco Board of Supervisors recognized the need for such a parking authority, and the Administrative Code, Chapter 17, expressed this need and assigned jurisdiction and control over parking projects to the Parking Authority of the City and County of San Francisco.

The State Code (Sec. 32656, Streets and Highways) mandated a five-member authority. Mayor Elmer E. Robinson, in October 1949, appointed, with confirmation of the Board of Supervisors, the first Chairman and Members of the San Francisco Parking Authority.

The Parking Authority is authorized to issue revenue bonds, acquire property, sell property, construct public parking facilities and public rights of way convenient thereto, and to administer facilities to be used as off-street parking lots and garages. Such facilities may provide for the performance of services to the public incidental or advantageous to public parking projects and which are reasonably necessary to utilize such property as a public parking facility for the purpose of regulating, controlling and relieving the congestion of street traffic.

The Authority is responsible for the proper performance of lessees or operators of public parking facilities and the promotion of the public interest. The administration, books and records of such operators are subject to Authority scrutiny.

Finally, the Authority advises the Mayor and the Board of Supervisors on all matters pertaining to off-street parking and the parking and traffic control regulatory field.

PARKING AUTHORITY BUDGET

Salaries and Parking Authority Administration	\$ 96,880
Provided to Other Departments:	
City Attorney	39,761
Real Estate Department	25,500
Department of Electricity	9,000
Light, Heat & Power (PUC)	5,400
Department of Public Works:	
Building Repair/Maintenance	14,000
Street Cleaning	124,029
Traffic Engineers	10,108
Building Inspections (Public Garages)	2,532
Controller	4,500
Purchaser (Reproduction Costs)	522
Chief Administrative Officer (Insurance)	480
Tax Collector: Possessory Interest Tax	
Golden Gateway Garage	44,325
Japan Center Garage	17,345
Business Tax - Japan Center Garage	150,000

<u>Supplemental Appropriation Ordinances</u>		<u>Amount</u>
October 1981	Performing Arts Garage	
	Contingencies	\$200,000
February 1982	Performing Arts Garage	
	Engineer Salaries	95,095
April 1982	Parking Meter Program	91,010
April 1982	Geary Mall Parking	16,000

FACILITIES CONSTRUCTED AND IN OPERATION

The following parking facilities have been financed and built as cooperative projects between the City and private business:

<u>Name</u>	<u>Completed</u>	<u>Stall Capacity</u>	<u>Land Cost</u>	<u>Construction Cost</u>	<u>Total Project Cost</u>
*Union Square Garage	September 11, 1942	1,081	\$ -0-	\$1,646,331	\$1,646,331
Marshall Square Parking Plaza	November 1, 1948	111	-0-	-0-	-0-
St. Mary's Square Garage	May 12, 1954	828	417,513	2,300,000	2,717,513
**Ellis-O'Farrell Garage	August 5, 1957	900	-0-	-0-	2,800,000
Fifth & Mission Garage	August 28, 1958	938	1,690,970	2,966,697	4,657,667
Expansion I	November 21, 1961	534	-0-	1,000,000	1,000,000
Expansion II	February 6, 1970	316	258,100	1,188,700	1,446,800
Civic Center Plaza Garage	March 1, 1960	840	-0-	4,298,822	4,298,822
Sutter-Stockton Garage	November 19, 1960	870	2,665,069	3,837,177	6,502,246
Expansion I	July 1, 1976	555	1,000,000	5,166,847	6,166,847
Portsmouth Square Garage	August 24, 1962	504	-0-	3,181,500	3,181,500
Golden Gateway Garage	December 21, 1966	1,000	1,090,000	6,135,000	7,225,000
Japanese Cultural Center Garages	February 16, 1968	850	256,640	3,750,000	4,006,640

*All debts of the Union Square Garage Corporation have been retired, and effective August 31, 1961, it assigned all of its interest in the Management and Occupancy Agreement to the City. After transferring its remaining assets to the City, the Union Square Garage filed a certificate of winding up and dissolution with the Secretary of State. A new operating lease was executed between the City and private garage operator for a period of ten years and nine months commencing October 1, 1967.

**Privately financed and operated until July 20, 1965, at which time it was acquired by the City.

OFF-STREET PARKING PROJECTS

PROJECT	SPACES	APPROPRIATION		STATUS
			TO DATE	
Laguna Honda School Public Parking	34	\$	65,480	Bids received. Completion of construction and opening of facility October 1982
Moscone Center Garage	750		390,000	Project to bid
Marina Public Parking - Double Deck	36 add'l		43,800	Project to bid
Performing Arts Garage	600		4,948,664	New completion date February 1983
Mission-Bartlett Parking Plaza - Double Deck	120 add'l		170,800	Project to bid. Originally a metered lot. After double decking will have new collection and control device.
Geary Mall	117		16,000	20 year lease executed. Opening date October 1982
Sutter-Stockton Garage	300 add'l		300,000	Parking Authority has approved feasibility study to add 300 spaces - to be funded by Uptown Parking Corp. (a non-profit corp.)

Projects approved and in operation: 21

<u>District</u>	<u>Parking Stalls</u>	<u>Cost</u>
*Eureka Valley - Castro Street	20	\$ 79,768
- Collingwood Street	18	143,838
West Portal - West Portal Avenue	20	135,490
- Claremont-Ulloa Streets	24	192,650
Geary - Geary Boulevard	22	101,133
- 18th/19th Avenues	36	164,486
Inner Irving - 8th/9th Avenues	36	208,391
Outer Irving - 20th Avenue	25	111,018
Noe Valley - 24th Street	16	53,947
Portola - Felton Street	15	42,451
Mission - 16th & Hoff Streets	72	284,096
- 2rth & Capp Streets	20	88,862
**Mission-Bartlett Parking Plaza	227	645,800
Clement - 8th Avenue	33	153,254
- 9th Avenue	28	108,440
***Lakeside - Junipero Serra & Ocean Avenue	22)	42,025
- 19th & Ocean Avenues	21)	
North Beach - Vallejo Street	163	874,645
Marina - Pierce Street	82	855,622
Polk - Redding School	40	257,351
Excelsior - Norton/Harrington Streets	<u>30</u>	<u>131,217</u>
	970	\$4,674,484

*In fiscal year 1980/81 metered stalls at Eureka Valley were reduced by three to create parking spaces for physically handicapped.

**Transferred to Neighborhood Off-Street Parking Program June 1974

***Transferred to Neighborhood Off-Street Parking Program March 1965

FUNDS GENERATED BY PARKING AUTHORITY
TO GENERAL FUND AND OTHER DEPARTMENTS
July 1981 to June 1982

FACILITY	GENERAL FUND	COMMISSION (Real Estate)	Recreation & Park Dept.	1947 PARKING BOND FUND	OFF-STREET PARKING FUND
Marshall Square Garage	\$ 78,337	\$180			
St. Mary's Square Garage	5,752	331	\$ 55,486	\$31,211	
7th & Harrison Plaza	142,006	180			
Sutter-Stockton Surplus Funds	1,000,000				
Union Square Garage			1,992,510		
Vallejo Street Garage		180			\$199,606
Gross Receipts Tax - Prop. S	<u>2,000,000</u>				
	<u>\$3,226,095</u>	<u>\$871</u>	<u>\$2,047,996</u>	<u>\$31,211</u>	<u>\$199,606</u>

- 6 -

There is a commitment by the Portsmouth Square Corporation to transfer \$1 million of surplus funds, with a continuing annual transfer, to the Recreation & Park Department.

REPORT OF
GENERAL MANAGER MARGARET BRADY

Management by Objective

In order to keep meters at 80% of operation, the Parking Authority transferred to the Department of Public Works \$91,010 in April 1982 for additional meter heads, coin boxes and parts.

The Department of Electricity advises that vandalism and accidents take a heavy toll of meters. The more serious problem is the purposeful "jamming" of meters to avoid payment. Department of Electricity personnel "clear" over 16,000 meters per month and total meters on street number 15,500.

Funds have also been appropriated to convert 15-minute meters to 30-minute per ordinance of the Board of Supervisors.

Laguna Honda School (9th Avenue off Irving)

Work on this lot has been completed and the facility will be in operation October 1982. This facility adds 34 stalls to the Neighborhood Parking inventory.

Funds have been requested to reverse the flow of traffic at the 8th/9th Avenue facility in order to alleviate the congestion caused by stacking on 9th Avenue which interferes with the Muni Metro "N" line.

Geary Mall (17th Avenue and Geary)

The lease has been completed and funds appropriated. This facility will open in late October 1982 and add 117 spaces to the Neighborhood inventory. It is planned to have the facility open until midnight on week days and, if need indicates, later on Friday and Saturday nights to accommodate theater and restaurant patrons.

Performing Arts Garage (Grove and Gough)

Is in construction and will open February 1983 to provide 600 stalls for persons coming to government buildings in the day time and Opera, Symphony and Ballet evenings and weekends.

This project has been beset with problems from inception - land acquisition from Redevelopment Agency, a poor bond market, a housing proposal which proved financially unreal, a Court ordered interruption of the contract, etc., etc.

The Mayor and Board of Supervisors permitted the Parking Authority to use the Off-Street Parking Fund for construction and a balance in the 1949 Parking Bond Fund for land acquisition. This will be one of the only City facilities that has been built with cash funds and will, therefore, have no indebtedness.

Income after operating expenses from this facility will be available for future parking facilities or other City needs.

Moscone Garage - 750 stalls - (3rd and Clementina Streets)

Permission for the Parking Authority to build this facility across from the Convention Center by Prop. N on the 1979 ballot.

Plans and specifications were completed and the project ready for bid in May 1981. At that time the Redevelopment Agency decided to withhold air rights on the site and seek a developer who would build housing over the structure. After some months a developer was chosen and plans and specifications had to be changed to accommodate this additional project.

The additional complications included a reappraisal of land costs and subsequent negotiations finally determined a reasonable cost because of public use.

Bids have been called on two alternate structures, one with and one without provision for housing. When bids are submitted the housing developer has the option to drop out or go forward.

Bond counsel and consultants advise that the fall of 1982 will be advantageous for sale of lease revenue bonds and present estimates are that construction will begin in January 1983 with completion in spring of 1984.

There is obviously pressure to complete the project as soon as possible because of the increased use of the Convention Center and the possibility of the National Democratic Convention in June of 1984.

Mission-Bartlett Parking Plaza

The second deck has been bid and award will be made in early October 1982. Work must be interrupted during the 1982 Christmas shopping season, but should be completed by fall of 1983. This will add another 120 stalls to the Neighborhood inventory.

Nine bids were offered for this job, all within a \$300,000 differential. Money for the project was \$1.5 million from Parking Authority capitol improvements fund and the balance from Off-Street Parking Funds. There will be no indebtedness on this facility.

In this project, as well as in Geary Mall and Laguna Honda School site, the Parking Authority will install a new type of parking control and collection device. Stalls are numbered and the patron pushes buttons to indicate his stall number and pre-pays his fee. The control officer can, by key, determine the stalls in violation and tag accordingly.

This device is in use in some local facilities and has eliminated "jamming" as well as being almost vandal-proof. Further, it is much less expensive than individual meters and provides easy control and collection.

Marina Plaza (Pierce Street)

The decking of this facility to add 36 stalls has been bid.

By mutual agreement with the Marina Merchants, work will not commence until after the 1982 Christmas shopping period.

The Parking Authority submits they have achieved their goals and will have completed projects in progress by the end of 1983.

PROJECTS IN PLANNING STAGES

4th and Harrison

Possible structure in Moscone Center area. Pending decisions of Redevelopment Agency.

3rd/4th Streets at Perry

Working with Department of City Planning and Real Estate regarding under freeway site (900 cars) and possible adjacent site which could add 1,100 cars. This to be used for peripheral and intercept parking pending increased need in South of Market area.

Yerba Buena School Site (Lombard)

Temporary surface lease from the San Francisco Unified School District (52 cars) pending ultimate decision SFUSD/Board of Supervisors, etc. re 200 car structure.

Van Ness Avenue

Working with Department of City Planning for public parking site in anticipation of change of use on this avenue and subsequent parking needs.

Divisadero and Sutter

Study is under way to determine public need of parking in the Mt. Zion Hospital area. A site is available.

PRESENT STATUS OF 1947 PARKING BOND FUND

Original Bond Fund	\$5,000,000.00
(Authorized and issued 1947)	
Transferred to Account	232,684.59
Appropriated	\$5,232,684.59
Expended	5,230,438.41
Surplus *	\$ 2,246.18
Unappropriated balance June 30, 1982	\$ 106,673.21

*Account closed June 30, 1960, surplus funds transferred to Unappropriated Account No. 1990

COMPARATIVE STATEMENT
Municipally Owned Parking Garages

FACILITY	GROSS INCOME			RENT PAID TO CITY OF SAN FRANCISCO		
	1980-81	1981-82	Difference	1980-81	1981-82	Difference
Civic Center Plaza	\$ 979,565	\$ 1,090,084	\$ 110,519 11.2%	*		
Ellis-O'Farrell	1,515,004	1,832,077	317,073 21.0	*		
Fifth & Mission	1,631,651	1,717,668	86,017 5.3	*		
Golden Gateway	2,280,824	2,480,476	199,652 8.8	*		
Japan Center	479,520	642,580	163,060 34.0	*		
Marshall Square	123,825	135,397	11,572 9.3	\$ 71,806	\$ 78,517	\$ 6,711 9.03%
Portsmouth Square	1,200,422	1,318,746	118,324 10.0	**		
St. Mary's Square	1,777,633	2,043,180	265,547 15.0	79,543	91,743	12,200 15.3
Seventh & Harrison	189,311	200,691	11,380 6.0	148,094	153,825	5,731 3.9
Sutter-Stockton	2,333,158	2,700,915	367,757 15.8	*		
Union Square	2,237,965	2,867,987	630,022 28.1	1,471,831	1,922,512	450,681 30.6
Vallejo Street	311,965	332,747	20,782 6.7	183,734	199,782	16,048 8.7
TOTALS	<u>\$15,060,843</u>	<u>\$17,362,548</u>	<u>\$2,301,705 15.3%</u>	<u>\$1,955,008</u>	<u>\$2,446,379</u>	<u>\$491,371 25.1%</u>

*Rent is equal to 100% of net income after operating costs and debt service charges

**Rent is equal to 103% " " " " " "

Comparative Statement - Continued

FACILITY	TAX PAID		TAX AND RENT		AUTOMOBILES PARKED		
	1980-81	1981-82	1980-81	1981-82	1980-81	1981-82	Difference
Civic Center Plaza					\$ 418,457	\$ 419,348	\$ 891 .2%
Ellis-O'Farrell	\$ 27,085	\$ 26,728	\$ 27,085	\$ 26,728	546,370	631,240	84,870 15.5
Fifth & Mission	27,838	27,472	27,838	27,472	1,130,878	1,049,937	-80,941 - 7.2
Golden Gateway	44,325	43,741	44,325	43,741	489,787	470,914	-18,873 - 3.9
Japan Center	12,425	12,261	12,425	12,261	294,513	313,751	19,238 - 6.5
Marshall Square	1,687	1,664	73,493	80,181	48,981	68,808	19,827 40.5
Portsmouth Square	13,274	13,099	13,274	13,099	685,634	684,701	- 933 - .14
St. Mary's Square	12,354	12,191	91,897	103,934	370,768	378,906	8,138 2.2
Seventh & Harrison	2,457	2,425	150,551	156,250	146,204	183,010	36,806 25.2
Sutter-Stockton	56,946	56,196	56,946	56,196	1,273,056	1,321,599	48,543 3.8
Union Square	25,031	24,701	1,496,862	1,947,213	922,322	909,159	-13,163 - 1.4
Vallejo Street	4,663	4,602	188,397	204,384	252,430	264,181	11,751 4.7
	<u>\$228,085</u>	<u>\$225,080</u>	<u>\$2,183,093</u>	<u>\$2,671,459</u>	<u>\$6,579,400</u>	<u>\$6,695,554</u>	<u>116,154 1.8%</u>

METER COLLECTIONS
NEIGHBORHOOD DISTRICT 3

Parking Lots	Locations	No. of Meters	GROSS INCOME		DIFFERENCE		TOTALS	
			1980-81	1981-82			To Date	
Polk	Redding School	40	\$ 6,829	\$ 10,946	\$ 4,117	60 %	\$ 79,744	
West Portal	West Portal Claremont/Ulloa	20 24	9,967	12,260	2,293	23.	78,922	
Lakeside Village Plaza I Plaza II	Junipero Serra & Ocean 19th & Ocean Ave.	22 21	10,122	12,815	2,693	26.6	96,181	
Marina	Pierce Street	82	22,666	32,036	9,370	41.3	156,915	
Mission	16th & Hoff 24th & Capp Mission-Bartlett	72 20 227	11,482 5,158 57,898	14,743 11,047 78,346	3,261 5,889 20,448	28.0 114.2 35.3	124,577 43,883 389,144	
Eureka Valley	Castro Street 18th & Collingwood	20 18	8,837	16,669	7,832	88.6	93,885	
Noe Valley	24th Street	16	3,507	6,217	2,710	77.3	35,043	
Irving	8th & 9th Avenues 20th Avenue	36 25	14,701	20,394	5,693	38.7	121,861	
Clement	8th Avenue 9th Avenue	33 28	15,683	20,198	4,515	28.8	105,402	
Excelsior	Norton/Harrington	30	4,598	8,994	4,396	93.6	55,096	
Geary	Geary Blvd. 18th & 19th Aves.	22 36	10,867	18,198	7,331	67.4	108,296	
Portola	Felton	15	3,248	3,046	(-202)	-6.2	19,787	
- Restitution		---	210	204	(- 6)		1,104	
		807	\$185,773	\$266,113	\$80,340	30.2%	\$1,509,840	

ACKNOWLEDGMENTS

The Parking Authority wishes to express its appreciation and acknowledge the cooperation and assistance of Mayor Dianne Feinstein, the Chief Administrative Officer, Members of the Board of Supervisors, the City Attorney, Controller, Director of Property, Director of Public Works, City Engineer, Traffic Engineer, Director of Planning, the private garage industry, the public spirited citizens comprising the corporations sponsoring many major projects, and others who have given so generously of their time and contributed so greatly to the advancement of its programs during the past year.

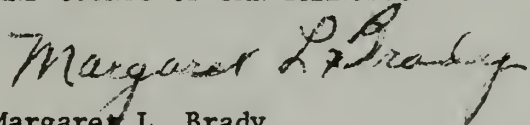
We have dedicated this report to Mr. Donald Magnin, who will soon retire from the Parking Authority. We shall sorely miss Mr. Magnin, but know he will be available for counsel and help.

We welcome John Patrick Short, our new Chairman. "Pat" has brought a new enthusiasm and personal commitment to the needs of the neighborhoods.

Commissioners Amancio Ergina, Francis Louie and Achille Muschi are to be commended on their continued support and endeavors to the interests of the Parking Authority and the City.

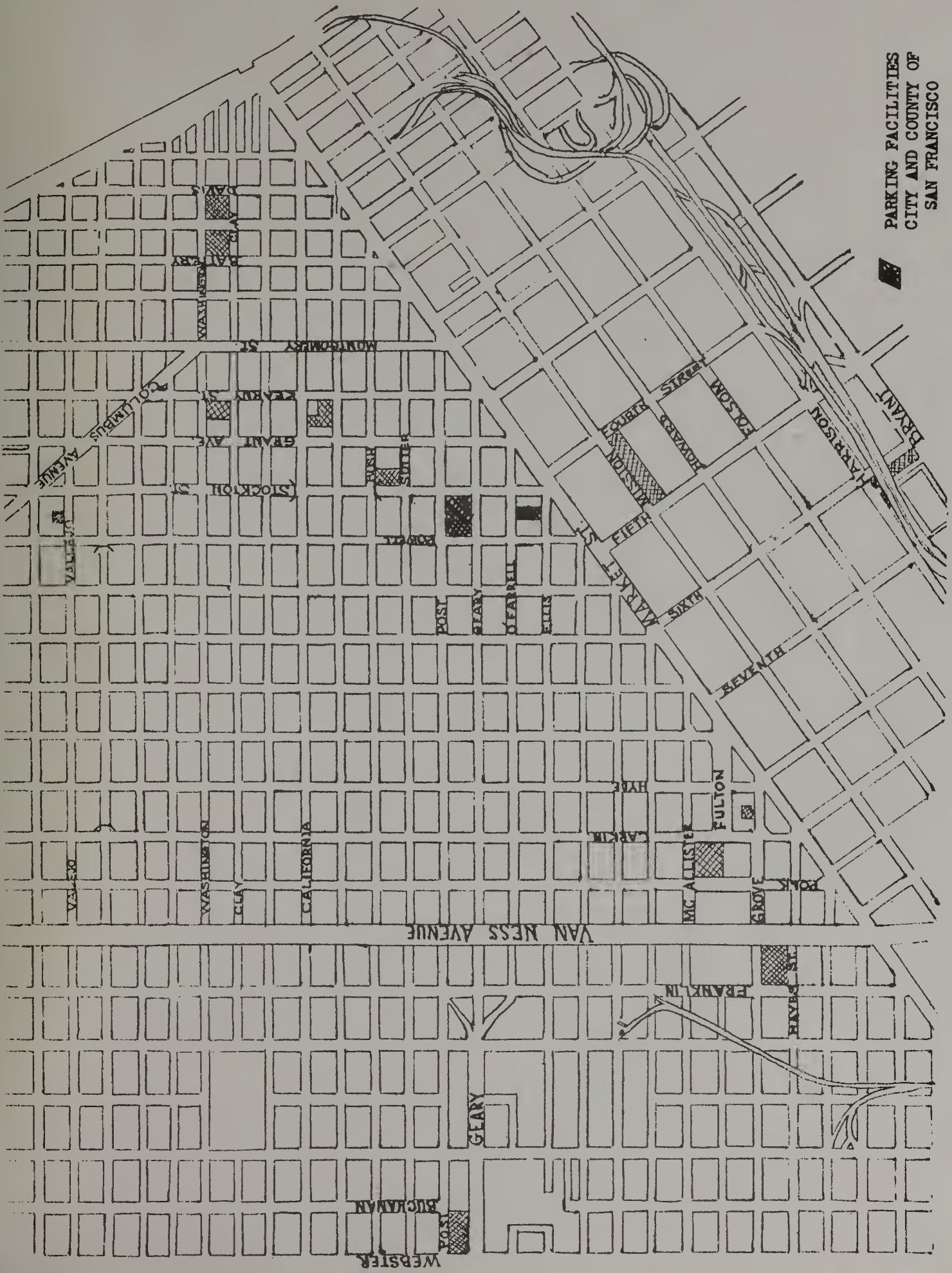
Respectfully submitted,

PARKING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO

A handwritten signature in dark ink, appearing to read "Margaret L. Brady". The signature is written in a cursive, flowing style.

Margaret L. Brady
General Manager

PARKING FACILITIES
CITY AND COUNTY OF
SAN FRANCISCO



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THE PARKING AUTHORITY
CITY AND COUNTY OF SAN FRANCISCO

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PARKING AUTHORITY

JOHN PATRICK SHORT, Chairman

AMANCIO G. ERGINA

FRANCIS H. LOUIE

DONALD MAGNIN

ACHILLE H. MUSCHI

MARGARET L. BRADY, Director

HONORABLE DIANNE FEINSTEIN, Mayor
City and County of San Francisco

Honorable Dianne Feinstein
City and County of San Francisco
200 City Hall
San Francisco CA 94102



Dear Mayor Feinstein:

On behalf of the members and staff of the Parking Authority, I submit herewith the report of that organization for the fiscal year 1982/83.

The Performing Arts Garage was slated to open on August 1 (and opened on that date). This garage has added 635 parking stalls in the Civic Center area.

The Parking Authority has issued its own lease revenue bonds for an 800 stall garage at the Moscone Center and construction of that garage is under way. It is scheduled to open in April 1984.

During the previous year the Laguna Honda School site was leased from the San Francisco Unified School District and added 52 stalls to the inner Sunset.

A lease was arranged for the Geary Mall at Geary and 16th Avenue which added 114 stalls to the outer Geary/Clement Street area.

Construction of the double decking of the Mission-Bartlett off-street parking facility will be completed by the end of 1983, adding 145 new stalls to the already existing 227 stalls.

In addition, the Pierce Street off-street parking facility in the Marina will be open in the fall of 1983, adding 32 stalls to that facility for a total of 114 stalls.

Recognizing that continuing to purchase land for neighborhood parking facilities will become increasingly difficult, the Parking Authority has embarked on a program of attempting to increase the number of stalls available in private parking facilities to make those facilities totally available for public use. At the present time negotiations are under way

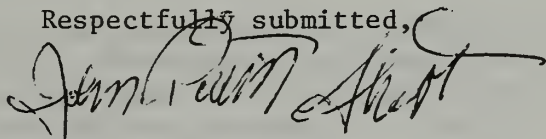
for this new type of facility in the Geary/Arguello area, in inner Clement Street and at the Laurel Hill Shopping Center on California Street. In addition, the Authority is actively pursuing additional parking in the Polk Street area.

With the possibility of an agreement with the San Francisco Unified School District, the construction of a parking facility on the Yerba Buena School site on Lombard Street near Fillmore, our 1983/84 budget included \$2 million toward this new facility. It is anticipated that the first floor will consist of 12,000 feet of commercial, with approximately 190 stalls contained in the three floors above ground level.

The Authority recognizes that there will not be sufficient monies in the Off-Street Parking Fund to complete the Yerba Buena project and to continue its negotiating on the variety of neighborhood facilities currently being considered. For this reason the Authority will be asking that additional funds be made available to continue our expanded effort for additional neighborhood parking facilities.

In closing, the Authority wishes again to express its sincere appreciation to retiring member Donald Magnin, who chaired the Authority from 1966 to 1982 and has remained an active member of the Authority through the end of this fiscal year. His impressive record will be difficult, if not impossible, to surpass.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John Patrick Short", written in a cursive style.

John Patrick Short
Chairman

STATEMENT OF ACTIVITIES OF THE PARKING AUTHORITY
City and County of San Francisco

Fiscal Year Ending June 30, 1983

The report of the Parking Authority for the fiscal year 1982/83, together with supplemental information, is herewith respectfully submitted.

The financial status is set forth in attached copy of the Authority's official annual report.

PARKING AUTHORITY ORGANIZATION

The San Francisco Parking Authority is composed of:

Five Members appointed for four-year terms by the Mayor and approved by the Board of Supervisors.

Staff composed of *three* members, including the Director.

PARKING AUTHORITY FUNCTION

The Parking Law of 1949 recognized that the provision of additional parking facilities and the performance of all undertakings incidental to providing such facilities are public uses and purposes for which public money may be spent and private property acquired and are governmental functions. (California Streets and Highways Code, Sec. 32501).

Pursuant to this legislative notice, the State Legislature permitted, subject to the determination by the local legislative body that there is need for an authority to function, a public body corporate and politic known as the Parking Authority of the City and County of San Francisco. The San Francisco Board of Supervisors recognized the need for such a parking authority, and the Administrative Code, Chapter 17, expressed the need and assigned jurisdiction and control over parking projects to the Parking Authority of the City and County of San Francisco.

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The Authority is responsible for the proper performance of lessees or operators of public parking facilities and the promotion of the public interest. The administration, books and records of such operators are subject to Authority scrutiny.

Finally, the Authority advises the Mayor and the Board of Supervisors on all matters pertaining to off-street parking and the parking and traffic control regulatory field.

PARKING AUTHORITY BUDGET

Salaries and Parking Authority Administration	\$108,063
Provided to Other Departments:	
City Attorney	64,285
Real Estate Department	22,000
Tax Collector	312,660
Department of Electricity	120,000
Management Training - Civil Service	275
Department of Public Works:	
Building Repair/Maintenance	17,000
Street Cleaning	160,992
Bureau of Engineers, Construction Services	54,600
Building Inspection	2,600
Public Utilities Commission	
Light, Heat & Power	2,955
Controller	7,500
Reproduction	500
Chief Administrative Officer	
Risk Abatement	500
Possessory Interest Tax:	
Golden Gateway Garage	43,741
Japan Center Garages	12,261
Profits Tax:	
Japan Center Garages	169,738
Capitol Improvement Projects:	
Marina Public Parking Facility	476,000
Mission-Bartlett Parking Plaza	1,500,000

SUPPLEMENTAL APPROPRIATION ORDINANCES

<u>Date</u>	<u>Purpose</u>	<u>Amount</u>
<u>1982</u>		
September	Fees and Compensation - Members	\$ 2,561
	Capitol Improvements Projects:	
	Performing Arts Garage	272,000
	Feasibility Study - City Block 1076	15,000
October	Parking Meter Program	9,003
	Capitol Improvements Projects:	
	Yerba Buena School Yard - Study	
	Convert to Parking	20,000
	Mission-Bartlett Parking Plaza -	
	Double Deck	694,240
November	Public Utilities Commission -	
	Light, Heat & Power	2,000
	Inner Sunset District -	
	Reverse Traffic Flow	7,300
<u>1983</u>		
January	Parking Meter Program	8,400
March	Tax Collector's Office	23,106
	Capitol Improvements Projects:	
	Marina Public Parking Facility -	
	Double Deck	124,226
June	Real Estate Department	7,500
	Capitol Improvements Projects:	
	Mission-Bartlett Parking Plaza -	
	Double Deck - Reserve for Claims	250,000
	16th & Hoff Streets Parking Lot -	
	Double Deck	40,000

FACILITIES CONSTRUCTED AND IN OPERATION

The following parking facilities have been financed and built as cooperative projects between the City and private business:

<u>Name</u>	<u>Completed</u>	<u>Stall Capacity</u>	<u>Land Cost</u>	<u>Construction Cost</u>	<u>Total Project Cost</u>
*Union Square Garage	September 11, 1942	1,081	\$ -0-	\$1,646,331	\$1,646,331
Marshall Square Parking Plaza	November 1, 1948	111	-0-	-0-	-0-
St. Mary's Square Garage	May 12, 1954	828	417,513	2,300,000	2,717,513
**Ellis-O'Farrell Garage	August 5, 1957	900	-0-	-0-	2,800,000
Fifth & Mission Garage	August 28, 1958	938	1,690,970	2,966,697	4,657,667
Expansion I	November 21, 1961	534	-0-	1,000,000	1,000,000
Expansion II	February 6, 1970	316	258,100	1,188,700	1,446,800
Civic Center Plaza Garage	March 1, 1960	840	-0-	4,298,822	4,298,822
Sutter-Stockton Garage	November 19, 1960	870	2,665,069	3,837,177	6,502,246
Expansion I	July 1, 1976	555	1,000,000	5,166,847	6,166,847
Portsmouth Square Garage	August 24, 1962	504	-0-	3,181,500	3,181,500
Golden Gateway Garage	December 21, 1966	1,000	1,090,000	6,135,000	7,225,000
Japanese Cultural Center Garages	February 16, 1968	850	256,640	3,750,000	4,006,640

*All debts of the Union Square Garage Corporation have been retired, and effective August 31, 1961, it assigned all of its interest in the Management and Occupancy Agreement to the City. After transferring its remaining assets to the City, the Union Square Garage filed a certificate of winding up and dissolution with the Secretary of State. A new operating lease was executed between the City and private garage operator for a period of ten years and nine months commencing October 1, 1967. The management of Union Square Garage was assumed by the Recreation & Park Department after the garage was transferred to the City.

**Privately financed and operated until July 20, 1965, at which time it was acquired by the City.

OFF-STREET PARKING PROJECTS

PROJECT	SPACES	APPROPRIATION		STATUS
			TO DATE	
16th & Hoff Streets Off-Street Parking Lot - Double Deck	59 add'l	\$	40,000	Plans, specs. & testing for housing and second deck
Moscone Center Garage	800			Under construction. \$11,470,000 Parking Authority Lease Revenue Bonds sold. Projected completion April, 1984
Marina Off-Street Parking Lot - Double Deck	115		646,000	Construction began April 1983. Completion November 10, 1983.
Mission-Bartlett Parking Plaza - Double Deck	372		2,615,050	Construction began March 1983. Anticipate completion 11/83.
Yerba Buena School Yard	190		2,000.000	Joint Use Agreement with San Francisco Unified School District. Budgeted for the 1983/84 fiscal year for the Yerba Buena parking structure.
Sutter-Stockton Garage	300 add'l			Non-Profit Corporation is studying feasibility of additional spaces.
Ellis-C'Farrell Garage	207 add'l			Non-Profit Corporation is studying feasibility of additional spaces.

Projects approved and in operation: 23

<u>District</u>	<u>Parking Stalls</u>	<u>Cost</u>
Eureka Valley - Castro Street	20	\$ 79,768
- Collingwood Street	18	143,838
West Portal - West Portal Avenue	20	135,490
- Claremont/Ulloa Streets	24	192,650
Geary - Geary Boulevard	22	101,133
- 18th/19th Avenues	36	164,486
- Geary Mall	117	16,000
Inner Irving - 8th/9th Avenues	36	208,391
- 6th/Irving	39	65,480
Outer Irving - 20th Avenue	25	111,018
Noe Valley - 24th Street	16	53,947
Portola - Felton Street	15	42,451
Mission - 16th & Hoff Streets	72	284,096
- 24th & Capp Streets	20	88,862
* - Mission-Bartlett	227	645,800
Clement - 8th Avenue	33	153,254
- 9th Avenue	28	108,440
Lakeside - Juniperro Serra/Ocean Avenue	22)	
- 19th & Ocean Avenues	21)	42,025
North Beach - Vallejo Street	163	874,645
*Marina - Pierce Street	82	855,622
Polk - Redding School	40	257,351
Excelsior - Norton/Harrington Streets	<u>30</u>	<u>131,217</u>
	1,126	\$4,755,964

*Under construction for double decking. To be completed December 1983.

FUNDS GENERATED BY PARKING AUTHORITY
TO GENERAL FUND AND OTHER DEPARTMENTS
JJuly 1982 to June 1983

FACILITY	GENERAL FUND	COMMISSION (Real Estate)	RECREATION & PARK DEPT.	1947 PARKING BOND FUND	OFF-STREET PARKING FUND
Marshall Square Garage	\$ 79,914	\$195			
St. Mary's Square Garage		330	\$60,113	\$40,751	
7th & Harrison Plaza	145,272	180			
Vallejo Street Garage		180			\$261,040
Gross Receipts Tax - Prop. S	<u>2,455,434</u>				
	<u>\$2,680,620</u>	<u>.885</u>	<u>\$60,113</u>	<u>\$40,751</u>	<u>\$261,040</u>

REPORT OF
DIRECTOR MARGARET BRADY

Management by Objective

In order to keep meters at 80% of operation, the Parking Authority transferred to the Parking Meter Program \$8,500 in January 1983 for additional meter heads, coin boxes and parts.

The Department of Electricity advises that vandalism and accidents take a heavy toll of meters. The more serious problem is the purposeful "jamming" of meters to avoid payment. Department of Electricity personnel "clear" over 15,365 meters per month and total meters on the street number 16,049.

Geary Mall (17th Avenue and Geary)

We are negotiating with Merrill's to open the 117 parking spaces at the Geary Mall for 24-hour a day use.

Moscone Garage - 800 stalls - (3rd and Clementina Streets)

Lease revenue bonds were sold at the end of 1982 and construction began in January 1983. It is anticipated for completion by April 1984 to be available for the Democratic National Convention in June 1984.

Mission-Bartlett Parking Plaza

The double decking of this facility will be completed November 1983.

Marina Plaza (Pierce Street)

The decking of this facility to add 36 stalls is under construction and will be completed November 1983.

The Parking Authority submits they have achieved their goals and will have completed projects in progress by the end of 1983.

COMPARATIVE STATEMENT
Municipally Owned Parking Garages

FACILITY		RENT PAID TO CITY OF SAN FRANCISCO		TAX PAID		TAX & RENT PAID	
		1981/82	1982/83	1981/82	1982/83	1981/82	1982/83
			Difference				
Civic Center Plaza	*			\$ -0-	\$ -0-	\$ -0-	\$ -0-
Ellis-O'Farrell	*			26,728	26,279	26,728	26,279
Fifth & Mission	*			27,472	27,010	27,472	27,010
Golden Gateway	*			43,741	43,006	43,741	43,006
Japan Center	*			12,261	12,055	12,261	12,055
Marshall Square	\$	78,517	\$ 73,951	\$ 1,664	\$ 1,252	\$ 80,181	\$ 75,203
Portsmouth Square	**			13,099	12,879	13,099	12,879
St. Mary's Square		91,743	101,186	12,191	2,854	103,934	104,040
7th & Harrison		153,825	145,452	2,425	4,523	156,250	149,975
Sutter-Stockton	*			56,196	55,252	56,196	55,252
Union Square		1,922,512	2,005,078	24,701	24,286	1,947,213	2,029,364
Vallejo Street		<u>199,782</u>	<u>261,190</u>	<u>4,602</u>	<u>4,524</u>	<u>204,384</u>	<u>265,714</u>
		<u>\$2,446,379</u>	<u>\$2,586,857</u>	<u>\$225,080</u>	<u>\$213,920</u>	<u>\$2,671,459</u>	<u>\$2,800,777</u>

* Rent is equal to 100% of net income after operating costs and debt service charges.

** Rent is equal to 103% of net income after operating costs and debt service charges.

COMPARATIVE STATEMENT
Municipally Owned Parking Garages

FACILITY	G R O S S I N C O M E			A U T O M O B I L E S P A R K E D		
	1981/82	1982/83	Difference	1981/82	1982/83	Difference
Civic Center Plaza	\$ 1,090,084	\$ 1,086,815	\$- 3,269	419,348	420,080	732
Ellis-O'Farrell	1,832,077	2,041,372	209,295	631,240	704,128	72,888
Fifth & Mission	1,717,668	1,573,323	- 144,345	1,049,937	977,929	-72,008
Golden Gateway	2,480,476	2,752,254	271,778	470,914	478,204	7,290
Japan Center	642,580	688,639	46,059	313,751	356,445	42,694
Marshall Square	135,397	127,523	- 7,874	68,808	64,249	- 4,559
Portsmouth Square	1,318,746	1,460,629	141,883	684,701	716,262	31,561
St. Mary's Square	2,043,180	2,282,293	239,113	378,906	390,005	11,099
Seventh & Harrison	200,691	186,109	- 14,582	183,010	178,757	- 4,253
Sutter-Stockton	2,700,915	2,943,243	242,328	1,321,599	1,399,560	77,961
Union Square	2,867,987	3,008,803	140,816	909,159	888,135	-21,024
Vallejo Street	332,747	435,021	102,274	264,181	260,207	- 3,974
	<u>\$17,362,548</u>	<u>\$18,586,024</u>	<u>\$1,223,476</u>	<u>6,695,554</u>	<u>6,833,961</u>	<u>138,407</u>
			<u>7.0%</u>			<u>2.1%</u>

METER COLLECTIONS
NEIGHBORHOOD DISTRICTS

PARKING LOTS	LOCATIONS	SPACES	GROSS INCOME		DIFFERENCE + OR -	%	TOTALS TO DATE
			1981/82	1982/83			
Polk	Redding School	40	\$ 10,946	\$ 11,666	\$	6.6%	\$ 91,410
West Portal	West Portal Claremont/Ulloa	20 24	12,260	13,664	-1,404	11.45	92,586
Lakeside Village Plaza I Plaza II	Junipero Serra/Ocean 19th & Ocean	22 21	12,815	15,581	2,766	21.6	111,762
Marina	Pierce Street	*82	32,036	29,854	- 2,182	- 6.8	186,769
Mission	16th & Hoff 24th & Capp Mission-Bartlett	72 70 **227	14,743 11,047 78,346	10,101 15,743 56,082	- 4,642 4,696 - 22,264	-31.5 42.5 -28.4	134,678 59,626 445,226
Eureka	Castro Street 18th & Collingwood	20 18	16,669	18,842	2,173	13.0	112,727
Noe Valley	24th Street	16	6,217	6,895	678	10.9	41,938
Irving	6th Avenue 8th & 9th Avenues 20th Avenue	(*)39 36 25	20,394	22,228	1,834	9.0	144,089
Clement	8th Avenue 9th Avenue	33 28	20,198	17,928	- 2,270	-11.2	123,330
Geary	Geary Mall Geary Blvd. 18th & 19th Avenues	(**)111 22 36	18,198	19,275	1,077	6.0	127,571
Excelsior Portola	Norton/Harrington Felton	30 15	8,994) 3,046	***12,230	190	1.6	87,113
Restitution			204	-0-	- 204		1,104
		(***) 957	\$266,113	\$250,039	-\$16,024	- 6.0%	\$1,759,929

* 10 Month Revenue - COC Double Deck May & June

** 8 Month Revenue - COC Double Deck March April May June

*** Combine collections to save cost of counting money

(*) 5 Month Revenue - Opened December 1982

(**) 3 Month Revenue - Opened April 1983

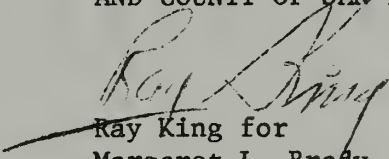
(***) 648 revenue producing as of June 1983

ACKNOWLEDGMENTS

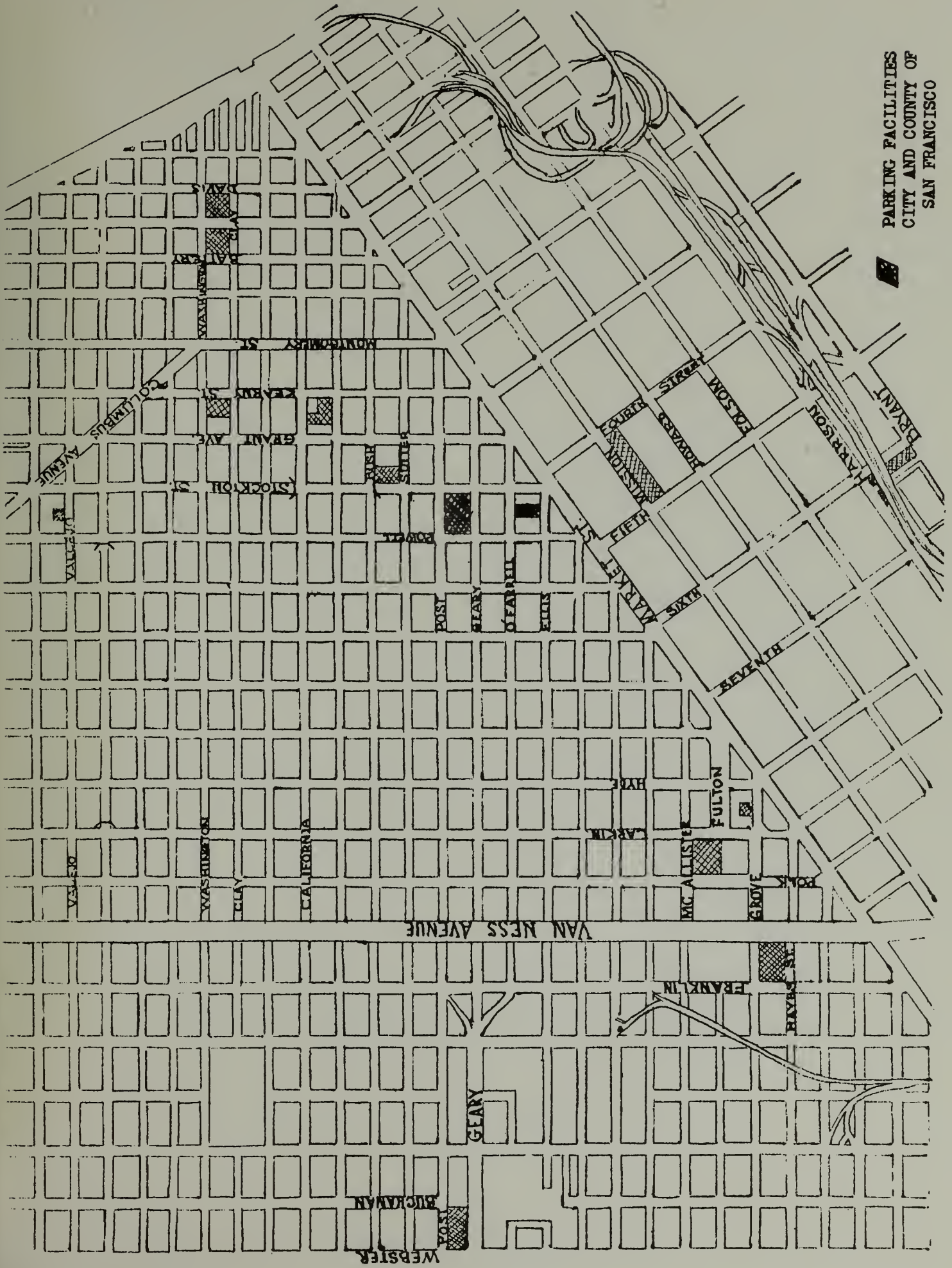
The Parking Authority wishes to express its appreciation and acknowledge the cooperation and assistance of Mayor Dianne Feinstein, the Chief Administrative Officer, Members of the Board of Supervisors, the City Attorney, Controller, Director of Property, Director of Public Works, City Engineer, Traffic Engineer, Director of Planning, the private garage industry, the public spirited citizens comprising the corporations sponsoring many major projects, and others who have given so generously of their time and contributed so greatly to the advancement of its programs during the past year.

Respectfully submitted,

PARKING AUTHORITY OF THE CITY
AND COUNTY OF SAN FRANCISCO


Ray King for
Margaret L. Brady
Director

PARKING FACILITIES
CITY AND COUNTY OF
SAN FRANCISCO



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ANNUAL REPORT

1983-1984

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**THE PARKING AUTHORITY
CITY AND COUNTY OF SAN FRANCISCO**

PARKING AUTHORITY

JOHN PATRICK SHORT, Chairman

AMANCIO G. ERGINA

FRANCIS H. LOUIE

ACHILLE H. MUSCHI

MICHAEL S. SALARNO

RAY KING, Director

**HONORABLE DIANNE FEINSTEIN, Mayor
City and County of San Francisco**

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Honorable Dianne Feinstein
City and County of San Francisco
200 City Hall
San Francisco CA 94102

Dear Mayor Feinstein:

It is with a great deal of pleasure that I submit to you on behalf of the Parking Authority our annual report for the 1983/84 fiscal year. During the last fiscal year 1,597 additional off-street parking spaces have been provided in San Francisco:

Moscone Center Garage	730
Performing Arts Garage	635
Lombard Street Facility (Yerba Buena Schoolyard)	54
Marina Facility (increased from 83 to 116)	34
Mission-Bartlett Parking Plaza (increased from 227 to 371)	144

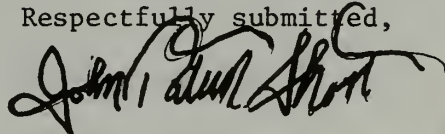
As near as we can determine from our records, this is the largest one-year increase in off-street parking spaces in the history of the San Francisco Parking Authority, which began in October of 1949. The total more than doubles all of the off-street parking spaces created by the City and the Parking Authority.

During the last two years, 398 additional off-street parking spaces have been created in the neighborhood commercial areas of San Francisco. Despite this fact, neighborhood commercial areas are suffering for a lack of adequate parking. In the past it has been the policy to create metered, surface, off-street parking in the neighborhoods. The Parking Authority now believes that the critical parking problem requires that neighborhood garage facilities must be created.

The obstacle in accomplishing this goal is the lack of available land and the Parking Authority continues to make every effort, not only to acquire land, but to find new and innovative ways of expanding existing privately owned parking lots by use of public funds.

The Parking Authority will continue to concentrate on the needs of the neighborhoods of San Francisco in the future.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Patrick Short", written in a cursive style.

John Patrick Short
Chairman

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City and County of San Francisco

Fiscal Year Ending June 30, 1984

* * * * *

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Real Estate Department	50,000
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Management Training - Civil Service	67
Department of Public Works:	
Street Cleaning	149,150
Bureau of Engineers, Construction Services	109,925
Public Utilities Commission	
Light, Heat & Power	39,560
Reproduction	2,000
Chief Administrative Officer	
Risk Abatement	525
Possessory Interest Tax:	
Golden Gateway Garage	43,866
Japan Center Garages	12,296
Profits Tax:	
Japan Center Garages	190,000

SUPPLEMENTAL APPROPRIATION ORDINANCES

<u>Date</u>	<u>Project</u>	<u>Amount</u>
<u>1983</u>		
September	Capitol Improvement Project: Performing Arts Garage Complete Project (Construction)	\$150,000
November	Department of Public Works Bureau of Building Repair Facilities Maintenance Project Upgrading Parking Lots	80,000
<u>1984</u>		
January	Capitol Improvement Project: Performing Arts Garage Design and Construction of Commercial Store Space	216,000
February	Capitol Improvement Project: Parking Meter Project Purchase Parking Meters	240,087
March	Capitol Improvement Project: Parking Meter Program Parking Meters & Parking Meter Service	274,000
April	Capitol Improvement Project: 16th & Hoff Public Parking Facility Double Deck Construction	610,000
	Real Estate Department	20,000

FACILITIES CONSTRUCTED AND IN OPERATION

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<u>Name</u>	<u>Completed</u>	<u>Stall Capacity</u>	<u>Land Cost</u>	<u>Construction Cost</u>	<u>Total Project Cost</u>
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Expansion II	2/6/70	316	258,100	1,188,700	1,446,800
Civic Center Plaza Garage	3/1/60	840	-0-	4,298,822	4,298,822
Sutter-Stockton Garage	11/19/60	870	2,665,062	3,837,177	6,502,246
Expansion I	7/1/76	555	1,000,000	5,166,847	6,166,847
Portsmouth Square Garage	8/24/62	504	-0-	3,181,500	3,181,500
Golden Gateway Garage	12/21/66	1,000	1,090,000	6,135,000	7,225,000
Japan Center Garages	2/16/68	850	256,640	3,750,000	4,006,640

*All debts of the Union Square Garage Corporation have been retired, and effective August 31, 1961, it assigned all of its interest in the Management and Occupancy Agreement to the City. After transferring its remaining assets to the City, the Union Square Garage filed a certificate of winding up and dissolution with the Secretary of State. A new operating lease was executed between the City and private garage operator for a period of ten years and nine months commencing October 1, 1967. The management of Union Square Garage was assumed by the Recreation & Park Department after the garage was transferred to the City.

**Privately financed and operated until July 20, 1965, at which time it was acquired by the City.

OFF-STREET PARKING PROJECTS

<u>PROJECT</u>	<u>SPACES</u>	<u>APPROPRIATION TO DATE</u>	<u>STATUS</u>
16th & Hoff Streets Parking Lot Double Deck	59 add'l*	\$ 762,500	Plans, specs., testing; construction & contingencies for housing and second deck
Moscone Center Garage	730		Garage opened July 1984
Marina Parking Facility Double Deck	114	646,000	Construction began April 1983. Completed November 1983.
Mission-Bartlett Parking Plaza - Double Deck	371**	2,615,050	Construction began March 1983. Completed June 8, 1984.
Yerba Buena Schoolyard	190	2,000,000	Joint Use Agreement with San Francisco Unified School District. Budgeted for the 1983/84 fiscal year for the Lombard Street Parking Facility
Sutter-Stockton Garage	345 add'l 1,510 total		Non-Profit Corporation will begin construction January 1985
Ellis-O'Farrell Garage	207 add'l		Non-Profit Corporation is studying feasibility of additional spaces

*To be completed June 1985. Number of parking stalls available after completion of construction.

**Upper deck temporarily closed due to housing construction.

FUNDS GENERATED BY PARKING AUTHORITY
TO GENERAL FUND AND OTHER DEPARTMENTS
July 1983 to June 1984

FACILITY	GENERAL FUND	COMMISSION (Real Estate)	RECREATION & PARK DEPT.	OFF-STREET PARKING FUND
Marshall Square Garage	\$ 79,417	\$ 180		
St. Mary's Square Garage		333	\$63,208	\$ 35,197
7th & Harrison Pkg. Plaza	147,318	185		
Vallejo Street Garage		180		277,723
Performing Arts Garage		165		189,521
Gross Receipts Tax - Prop. S	<u>2,616,560</u>	<u> </u>	<u> </u>	<u> </u>
	\$2,843,295	\$1,043	\$63,208	\$502,441

COMPARATIVE STATEMENT
Municipally Owned Parking Garages

FACILITY	RENT PAID TO CITY OF SAN FRANCISCO				TAX PAID	
	1982/83	1983/84	\$ Difference %		1982/83	1983/84
Civic Center					\$ -0-	\$ -0-
Ellis-O'Farrell					26,279	26,346
Fifth & Mission					27,010	27,079
Golden Gateway					43,006	43,116
Japan Center					12,055	12,086
Marshall Square	\$ 73,951	\$ 79,597	+ 5,646	7.63	1,252	1,722
Portsmouth Square					12,879	12,912
St. Mary's Square	101,186	98,738*	- 2,448	2.42	2,854	2,862
7th & Harrison	145,452	147,503	+ 2,051	1.41	4,523	4,535
Sutter-Stockton					55,252	55,393
Union Square					24,286	8,395
Vallejo Street	261,190	277,903**	+ 16,713	6.40	4,524	12,081
Performing Arts	<u> </u>	<u>189,686**</u>	<u>+189,686</u>	<u> </u>	<u> </u>	<u>8,669</u>
	\$581,779	\$793,427	+211,648	36.38	\$213,920	\$215,196

*Receipts split between Recreation & Park Dept. and Parking Authority Off-Street Parking Fund (See Page 6).

**Receipts paid Parking Authority Off-Street Parking Fund

COMPARATIVE STATEMENT
Municipally Owned Parking Garages

FACILITY	G R O S S I N C O M E			Difference %	A U T O M O B I L E S P A R K E D		
	1982/83	1983/84	+/-		1982/83	1983/84	+/- Difference %
Civic Center Plaza	\$ 1,086,815	\$ 1,029,990	\$--	5.23	420,080	435,138	+ 15,058 3.58
Ellis-O'Farrell	2,041,372	2,044,633	+	.16	704,128	771,883	+ 67,755 9.62
Fifth & Mission	1,573,323	1,868,819	+	18.78	977,929	1,046,875	+ 68,946 7.05
Golden Gateway	2,752,254	2,903,078	+	5.48	478,204	502,913	+ 24,709 5.17
Japan Center	688,638	834,260	+	21.15	356,445	382,913	+ 26,468 7.43
Marshall Square	127,522	137,260	+	7.64	64,249	59,522	- 4,727 7.36
Portsmouth Square	1,460,792	1,533,225	+	4.96	716,262	708,109	- 8,153 1.14
St. Mary's Square	2,282,293	2,401,251	+	5.21	390,005	361,437	- 28,568 7.33
7th & Harrison	186,110	181,738	-	2.35	178,757	175,974	- 2,783 1.56
Sutter-Stockton	2,943,243	3,232,764	+	9.84	1,399,560	1,477,780	+ 78,220 5.59
Vallejo Street	435,021	462,259	+	6.26	260,207	275,450	+ 15,243 5.86
Performing Arts	---	356,954	+	---	---	178,049	+178,049 ---
	\$18,586,186	\$20,195,898	\$+1,609,712	8.66	6,833,961	7,277,414	+443,453 6.49

Union Square Garage is municipally owned, but is not included in this report since it is under the jurisdiction of the Recreation & Park Department.

METER COLLECTIONS
NEIGHBORHOOD DISTRICTS

PARKING LOTS	LOCATIONS	SPACES	GROSS INCOME		+/-	DIFFERENCE %
			1982/83	1983/84		
Polk	Redding School	40	\$ 11,666	\$ 12,358	+	\$ 692 5.93
West Portal	West Portal Claremont/Ulloa	20 24	13,664	14,874	+	1,210 8.86
Lakeside Village Plaza I Plaza II	Junipero Serra/Ocean 19th & Ocean	22 21	15,581	15,157		424 2.72
Marina	Pierce Street Lombard Street	114 54	29,854 ---	20,332 1,713	- +	9,522 31.90 1,713 ---
Mission	16th & Hoff 24th & Capp * Mission-Bartlett	72 20 371	17,298 15,743 56,082	19,928 8,751 8,485	+	2,630 15.20 - 6,992 44.41 - 47,597 84.87
Eureka Valley	Castro Street 17th & Collingwood	21 20	18,842	18,206	-	636 3.38
Noe Valley	24th Street	16	6,895	7,046	+	151 2.19
Irving	7th Avenue 8th & Irving 20th & Irving	38 36 25	4,335 17,893	8,004 18,795	+	3,669 84.64 992 5.04
Clement	8th Avenue 9th Avenue	33 28	17,928	20,510	+	2,582 14.40
Geary	21st & Geary 18th & 19th Avenues Geary Mall	22 36 117	18,456 819	18,081 5,730	- +	375 2.03 4,911 599.63
Portola/ Excelsior	Felton Street Norton/Harrington	15 30	12,230	13,520	+	1,290 10.55
		1,195	\$257,286	\$211,490	-	\$45,796 17.80

*Facility closed for bulk of fiscal year due to construction of second deck.

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ANNUAL REPORT

1984-1985

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/// LOMBARD PARKING ///

COMING SOON

CITY OF SAN FRANCISCO, MAYOR DIANNE FEINSTEIN
PARKING AUTHORITY, CHAIRMAN JOHN PATRICK SHORT
ARCHITECTS: GORDON H. CHONG & ASSOCIATES
RETAIL SPACE: GROUND FLOOR
PARKING: 200 CARS
COMPLETION DATE: JANUARY 1987
FOR COMMERCIAL SPACE INFORMATION, CONTACT 558-3651

THE PARKING AUTHORITY

CITY AND COUNTY OF SAN FRANCISCO

**SAN FRANCISCO
PARKING AUTHORITY**

JOHN PATRICK SHORT, Chairman

**E. PORCHER HESTER
FRANCIS H. LOUIE
ACHILLE H. MUSCHI
MICHAEL S. SALARNO**

**RAY KING
Director**

**KEVIN M. HAGERTY
Assistant Director**

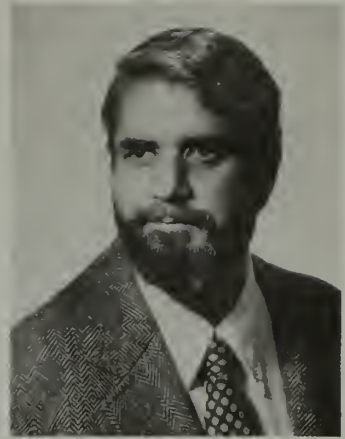
**HONORABLE DIANNE FEINSTEIN, Mayor
City and County of San Francisco**

**SAN FRANCISCO PARKING AUTHORITY
1984/85 ANNUAL REPORT**

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Honorable Dianne Feinstein
Mayor of San Francisco
200 City Hall
San Francisco CA 94102



Dear Mayor Feinstein:

On behalf of the Parking Authority, I am pleased to submit our Annual Report for the 1984/85 fiscal year. The report contains much additional information which we hope will be of interest.

In addition to its normal function, the Parking Authority prepared to meet your goal of ten new neighborhood parking facilities prior to the completion of your current term of office. The design of the first of these projects, the Lombard Street Garage, is now underway.

With your support, Supervisor Bill Maher introduced and successfully guided through the Board of Supervisors, legislation to increase the income of the Off-Street Parking Fund for neighborhood commercial parking. The result was an additional \$3,200,000 available annually for neighborhood commercial parking to help alleviate the parking shortages.

In addition to the Lombard Street facility, the Parking Authority is investigating possible additional parking in the following neighborhood commercial districts:

North Beach	Chinatown
Middle/Outer Mission	West Portal Avenue
Richmond	Polk Street
Inner Sunset	

Since our funds are only sufficient to create one new facility annually, the Parking Authority has adopted two new policies:

1. To purchase land with the intent of leasing the ground and allow private industry to build the facility, with commercial space included where feasible, and operate the completed facility for the term of the lease.

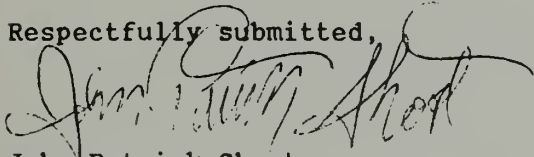
2. To lease privately owned property and construct parking facilities, also with commercial space where feasible, and the Parking Authority will operate the completed facility for the term of the lease.

The former policy of the Parking Authority to buy land and construct its own facility will remain an option where absolutely necessary.

For the 1984/85 fiscal year the Parking Authority placed 47% of its contracts with minority business enterprise and 4% of its contracts with women business enterprise, far exceeding the required percentages under the City ordinance dedicated to this purpose.

The Parking Authority will continue to devote its time and energy to the tasks that lie ahead, and wishes to thank you, the Board of Supervisors and the Departmental Directors and staff members who have been so supportive of our efforts.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John Patrick Short", written in a cursive style.

John Patrick Short
Chairman

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PARKING AUTHORITY ORGANIZATION AND PURPOSE

PARKING AUTHORITY ORGANIZATION

The San Francisco Parking Authority is composed of:

Five Members appointed for four-year staggered terms by the Mayor and approved by the Board of Supervisors.

Staff is composed of four members, including the Director, Assistant Director, Secretary and Accountant.

PARKING AUTHORITY HISTORY AND PURPOSE

The Parking Law of 1949 recognized that the provision of additional parking facilities and the performance of all undertakings incidental to providing such facilities are public uses and purposes for which public money may be spent and private property acquired and are governmental functions.
(California Streets and Highways Code Sec. 32501)

Pursuant to this legislative notice, the State Legislature permitted, subject to the determination by the local legislative body that there is need for an authority to function, a public body corporate and politic known as the Parking Authority of the City and County of San Francisco. The San Francisco Board of Supervisors recognized the need for such a parking authority, and the Administrative Code, Chapter 17, expressed the need and assigned jurisdiction and control over parking projects to the Parking Authority of the City and County of San Francisco.

The State Code (Sec. 32656, Streets and Highways) mandated a five member authority. Mayor Elmer E. Robinson, in October 1949, appointed, with confirmation of the Board of Supervisors, the first Chairman and Members of the San Francisco Parking Authority.

The Parking Authority is authorized to issue revenue bonds, acquire property, sell property, construct public parking facilities and public rights of way convenient thereto, and to administer facilities to be used as off-street parking lots and garages. Such facilities may provide for the performance of services to the public incidental or advantageous to public parking projects and which are reasonably necessary to utilize such property as a public parking facility for the purpose of regulating, controlling and relieving the congestion of street traffic.

The purpose of the Parking Authority is to:

1. Develop new off-street parking facilities within the City and County of San Francisco.
2. Manage existing off-street facilities (includes 23 neighborhood metered areas, four garages and three attended surface parking areas).
3. Oversee the management of seven City-owned garages operated by non-profit corporations.

The Authority also advises the Mayor and the Board of Supervisors on all matters pertaining to off-street parking.

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PARKING AUTHORITY - 1983/84 AND 1984/85 BUDGETS

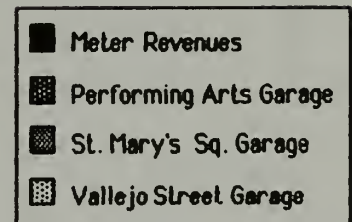
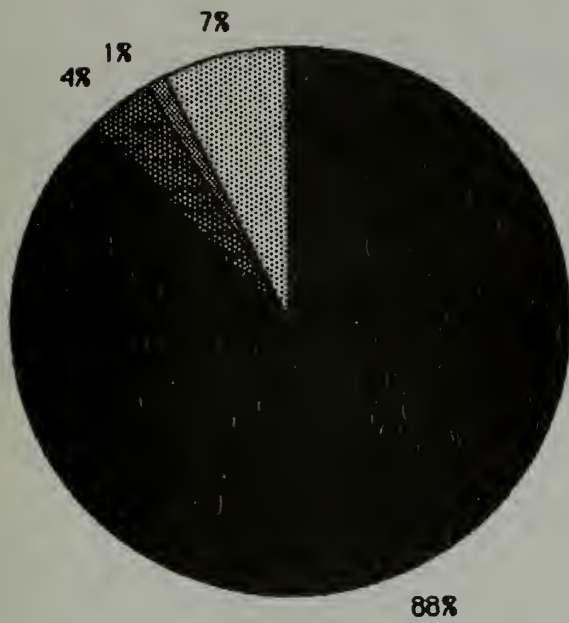
	1983-84 BUDGET		1984-85 BUDGET	
SALARIES & BENEFITS				
Staff Salaries	\$110,967		\$128,962	
Commission Salaries	\$4,212		\$4,212	
Fringe Benefits	\$29,710		\$35,852	
Subtotal		\$144,889		\$169,026
CONTRACTUAL SERVICES				
Rental of Property	\$12,000		\$11,495	
Membership Dues	\$140		\$155	
Telephone	\$1,671		\$4,500	
Postage	\$585		\$1,200	
Printing	\$350		\$852	
Travel	\$1,470		\$1,575	
Auto Reimbursement	\$0		(\$425)	
Judgements & Claims	\$0		\$999	
Lot Maintenance	\$0		\$16,000	
Misc.	\$1,194		\$9,468	
Subtotal		\$17,410		\$45,819
MATERIALS & SUPPLIES	\$936	\$936	\$1,200	\$1,200
EQUIPMENT- PURCHASE/LEASE	\$0	\$0	\$15,214	\$15,214
SERVICES OF CITY DEPARTMENTS				
Real Estate Department	\$50,000		\$57,500	
Tax Collector	\$384,049		\$396,694	
Electricity Department	\$116,839		\$168,493	
Civil Service	\$67		\$71	
Public Works				
Building Repair	\$0		\$65,000	
Street Cleaning	\$149,150		\$125,319	
Traffic & Parking Studies	\$17,455		\$19,200	
City Engineer	\$49,980		\$54,230	
Parking Stall Markings	\$40,290		\$40,290	
Building Inspection	\$2,200		\$3,600	
Purchasing/ Reproduction	\$2,000		\$2,500	
Insurance & Risk Reduction	\$525		\$700	
PUC - Electricity	\$35,360		\$48,600	
Maintenance	\$4,200		\$4,400	
City Attorney Services	\$90,000		\$0	
Subtotal		\$942,115		\$986,597
CITY ATTORNEY SERVICES	\$0	\$0	\$90,000	\$90,000
REVENUE TRANSFERS-				
MAYORS OFFICE	\$0	\$0	\$70,000	\$70,000
GRAND TOTAL		\$1,105,350		\$1,377,856

PARKING AUTHORITY - SOURCE OF FUNDS 1983/84 AND 1984/85 FY BUDGETS

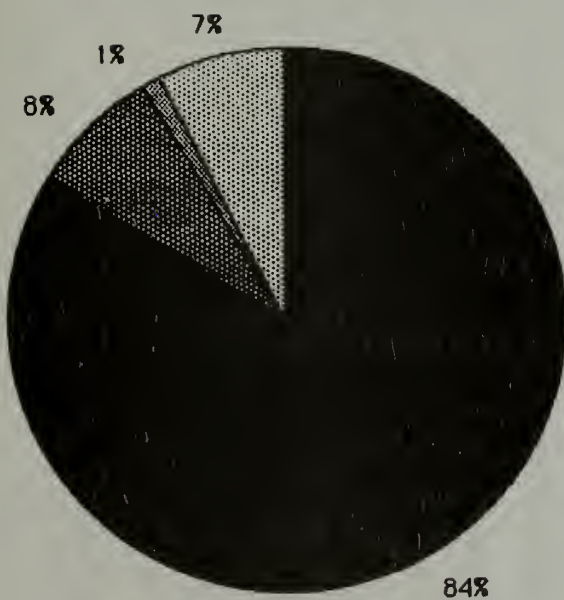
SOURCE OF FUNDS	FY 1983/84	FY 1984/85
Meter Revenues	\$3,377,896	\$3,292,236
Performing Arts Garage	\$148,475	\$299,051
St. Mary's Square Garage	\$41,650	\$44,547
Vallejo Street Garage	\$273,978	\$289,614
TOTAL FUNDS AVAILABLE	\$3,841,999	\$3,925,448

PARKING AUTHORITY - SOURCE OF FUNDS

1983/84 FY



1984-85 FY

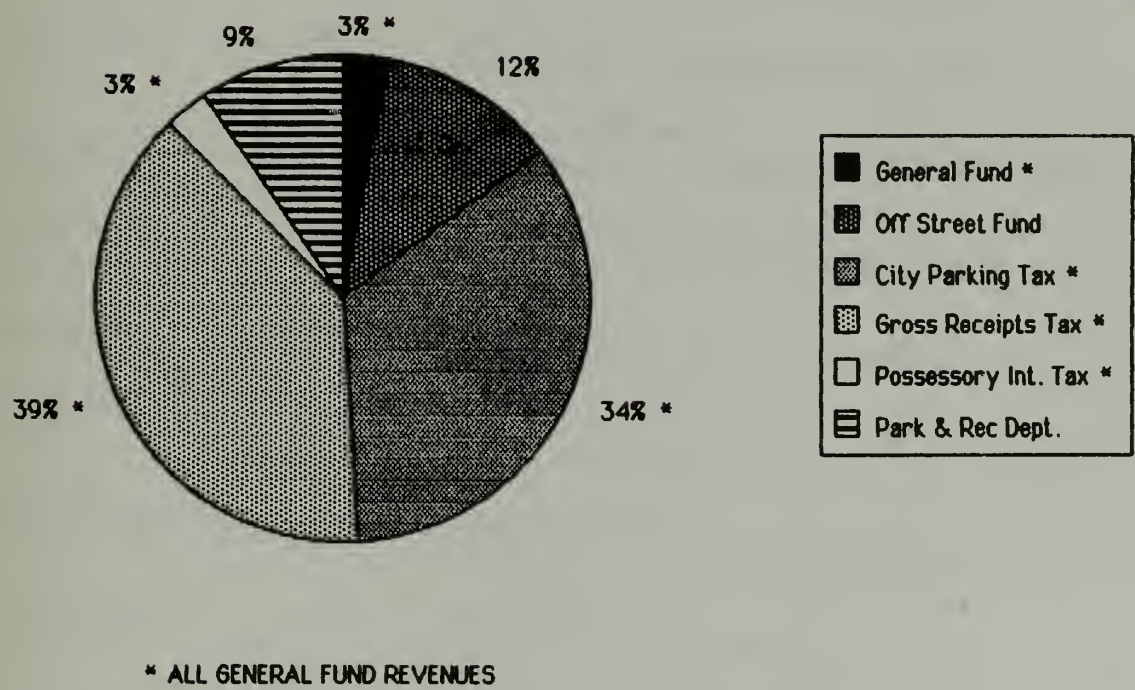


FUNDS GENERATED BY GARAGES OR LOTS OVERSEEN BY PARKING AUTHORITY

GARAGE OR LOT	General Fund	Off-Street Fund	City Parking Tax	Gross Receipts Tax	Possessory Interest Tax	Park & Recreation Department	Total Revenues Generated
Civic Center	G	\$0	\$125,634	\$46,250	\$0	\$354,243	\$526,127
Ellis- O'Farrell	G	\$0	\$241,163	\$0	\$26,639	\$0	\$267,802
Fifth- Mission	G	\$0	\$339,695	\$506,442	\$27,381	\$0	\$873,518
Golden Gateway	G	\$0	\$427,952	\$760,213	\$43,596 *	\$0	\$1,231,761
Japan Center	G	\$0	\$153,383	\$216,819 *	\$18,044 *	\$0	\$388,246
Marshall Square	L	\$93,561	\$22,031	\$0	\$3,436	\$0	\$119,028
Moscone Center	G	\$0	\$62,602	\$0	\$8,814	\$0	\$71,416
Performing Arts	G	\$0	\$82,733	\$0	\$8,765	\$0	\$390,549
Portsmouth Square	G	\$0	\$257,295	\$389,831	\$13,055	\$317,889	\$978,070
St. Mary's Square	G	\$0	\$402,844	\$0	\$937	\$61,684	\$510,012
Seventh- Harrison	L	\$148,758	\$27,546	\$0	\$4,585	\$0	\$180,889
Sutter- Stockton	G	\$0	\$493,120	\$1,135,500	\$56,010	\$0	\$1,684,630
Vallejo Street	G	\$0	\$71,195	\$0	\$11,325	\$0	\$372,134
SUBTOTAL	\$242,319	\$633,212	\$2,707,193	\$3,055,055	\$222,587	\$733,816	\$7,594,182
Metered Lots	\$0	\$285,273	\$0	\$0	\$0	\$0	\$285,273
GRAND TOTAL	\$242,319	\$918,485	\$2,707,193	\$3,055,055	\$222,587	\$733,816	\$7,879,455

NOTE: Funds Generated Between May 1, 1984- April 30, 1985; * Paid By Parking Authority

FUNDS GENERATED BY GARAGES AND LOTS OVERSEEN BY PARKING AUTHORITY



NOTE: INFORMATION IS FOR MAY 1, 1984 - APRIL 30, 1985

LOCATIONS OF CITY OWNED GARAGES, ATTENDED PARKING LOTS, AND METERED AREAS

Garage	Spaces	Address and Location
Civic Center	840	355 McAllister Street (McAllister Street between Polk & Larkin Streets)
Ellis OFarrell	900	123 OFarrell Street (OFarrell Street between Sutter and Stockton Streets)
Fifth & Mission	1788	833 Mission Street (Mission Street between Fourth and Fifth Streets)
Golden Gateway	981	250 Clay Street (Clay Street between Battery and Davis Streets)
Japan Center	799	1660 Geary Boulevard (Geary Boulevard between Buchanan and Webster Streets)
Moscone Center	730	255 Third Street (Third Street between Howard and Folsom Streets)
Performing Arts	635	360 Grove Street (Grove Street between Gough and Franklin Streets)
Portsmouth Square	504	733 Kearny Street (Kearny Street between Clay and Washington Streets)
St. Mary's Square	828	433 Kearny Street (Kearny Street between Pine and California Streets)
Sutter Stockton	1510	330 Sutter Street (Sutter St. between Stockton St. and Grant Ave.)
Vallejo Street	163	766 Vallejo Street (Vallejo Street between Stockton and Powell Streets)
Attended Lot		
Marshall Square Plaza	128	24 Grove Street (Grove Street between Hyde and Larkin Streets)
Seventh and Harrison	310	1009-11 Harrison Street (Harrison Street between Sixth and Seventh Streets)

LOCATIONS OF CITY OWNED GARAGES, ATTENDED PARKING LOTS, AND METERED AREAS

Metered Areas	Spaces	Address and Location
Clement		
8th Ave & Clement	33	1324 8th Avenue (Between Geary Blvd. & Clement Street)
9th Ave & Clement	28	270 9th Avenue (Between Geary Blvd. & Clement Street)
Eureka Valley		
17th St. & Castro St.	21	457 Castro Street (Between 17th and 18th Streets)
18th St. & Collingwood St.	20	4116 17th Street (Between Castro & Collingwood Streets)
Excelsior		
Norton & Mission St.	30	20 Norton Street (Between Mission St. & Alemany Blvd.)
Geary		
16th & Geary Blvd.	109	5200 Geary Blvd. (Between 16th & 17th Avenues)
18th & Geary Blvd.	36	419-23 18th Ave. (Between Geary Blvd. & Anza St.)
21th & Geary Blvd.	22	5732 Geary Blvd. (Between 21th and 22th Avenues)
Lakeside Village		
Junipero Serra Blvd. & Ocean	22	2500 Ocean Ave. (Corner Junipero Serra/ Ocean)
19th Ave & Ocean	21	3000 19th Avenue (Corner 19th Ave/ Ocean)
Lombard		
Fillmore St/Lombard	52	2055 Lombard Street(Between Fillmore & Webster Streets)
Marina		
Pierce St./Chesnut	114	3252 Pierce St. (Between Chestnut & Lombard Streets)
Mission		
16th St./Hoff St.	115	20-80 Hoff Street (Between 16th Street & 17th Street)
24th St./Capp St.	20	1-11 Lilac Street (Corner of 24th and Capp Streets)
Mission/ Bartlett	422	50 Bartlett Street (Between 21th & 22th Streets)

LOCATIONS OF CITY OWNED GARAGES, ATTENDED PARKING LOTS, AND METERED AREAS

Metered Areas	Spaces	Address and Location
<hr/>		
Noe Valley		
<hr/>		
24th St./Noe St.	16	4061 24th Street (Between Noe and Castro Streets)
Polk		
<hr/>		
Bush St. /Polk St.	26	1360 Bush St. (Between Bush & Polk Streets)
Portola		
<hr/>		
Felton St/San Bruno	11	25 Felton Street (Between Girard St. and San Bruno Ave)
Sunset		
<hr/>		
6th Ave/ Irving St.	46	1355 6th Avenue (Between Irving and Judah Streets)
8th Ave./ Irving St.	35	1325 8th Avenue (Between Irving and Judah Streets)
20th Ave/ Irving St.	25	1275 20th Avenue (Between Irving St and Lincoln Way)
West Portal		
<hr/>		
Claremont St/Ulloa	24	807-825 Ulloa Street (Corner Claremont Blvd/Ulloa Ave)
West Portal Ave & Vicente Street	20	174 West Portal Avenue(Between 14th Ave and Vicente St)

CITY AND COUNTY OF SAN FRANCISCO
Public Parking Facilities
Schedule of Leases and Rentals

Facility	Current Operator Lessee	Operator Lease		Minimum Rental	Rental		Gross Revenue		
		Number Years	Beginning Date		Ending Date	1985	1984	1985	1984
St. Mary's Square	S.E. Onorato, Inc	33	9/30/52	9/30/85	4% gross \$1,225 per mo. min.	\$ 106,231	\$ 104,126	\$2,506,000	\$2,372,982
Vallejo Street	Metropolitan Parking Corp.	5	4/1/85	3/31/90	72.828% gross \$22,000 per mo. min.	289,614	273,978	474,161	456,327
Marshall Square	San Francisco Parking	5	9/1/84	8/31/89	71.764% Gross \$4,000 per mo. min.	93,561	75,305	138,964	129,859
7th & Harrison	Golden Gate Parking Company	5	3/15/83	3/15/88	81.067% gross \$10,000 per mo. min.	148,758	147,573	183,500	182,040
Performing Arts	Allied Auto Parks, Inc.	5	4/30/83	4/30/88	53.56% gross. No minimum	299,051	148,475	558,348	280,009
Moscone Center	Golden Gate Parking Company	5	7/15/84	7/14/89	60.647% gross \$20,000 per mo. min.	257,694	Ø	407,331	Ø
Fifth & Mission	S.E. Onorato, Inc.	3	8/1/83	7/31/86	100% net revenue	205,410	226,748	1,944,384	1,730,835
Civic Center	System Parking of No. Calif., Inc.	4	9/1/84	8/31/85	100% net revenue	354,243	199,400	1,031,464	967,225
Sutter-Stockton	System Auto Parka	5	5/16/82	5/15/87	100% net revenue	2,976,514	2,500,744	4,541,196	3,782,492
Portsmouth Sq.	S.E. Onorato, Inc.	50	3/2/60	3/28/10	100% net revenue	567,087	541,915	1,493,322	1,444,652
Golden Gateway	Pansini Corp.	5	7/1/81	6/30/86	100% net revenue	711,830	712,801	2,598,178	2,533,665
Ellis-O'Farrell	Pansini Corp.	5	5/1/85	4/30/86	100% net revenue	459,418	323,143	2,020,713	1,756,372
Japan Center	National Breemar, Inc. (Japan Center, Inc.)	50	3/1/85	11/3/15	100% net revenue	262,050	257,654	867,274	789,079

NOTE: Non-profit corporations with a rental of 100% net revenue have a 50 year City lease.
Current operator leases are under contract with the non-profit corporations.

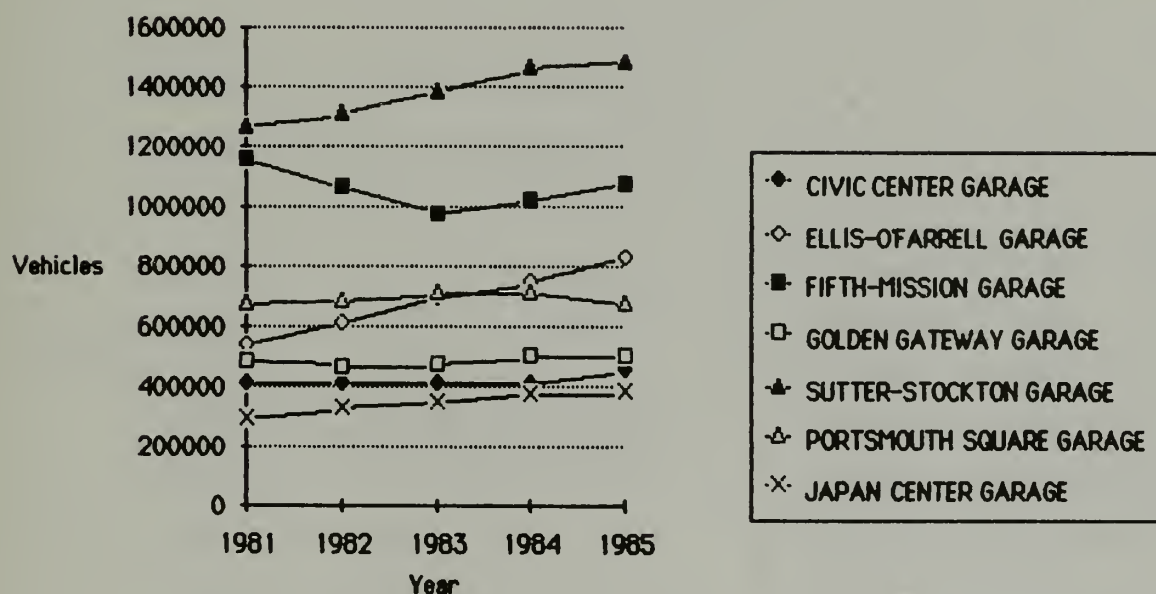
Source: San Francisco City Controller's Office

YEARLY CHANGE IN TRANSIENT PARKING - 1983/84 vs. 1984/85

GARAGE OR LOT	Total Number Spaces	Average Transient Spaces	Days Of Operation	1983/84 CARS	Average Daily Turnover	1984/85 CARS	Average Daily Turnover	C H A N G E CARS	%
Civic Center	G	840	365	375,641	1.76	384,014	1.80	8,373	2.23%
Ellis/O'Farrell	G	750	365 (a)	694,100	2.47	781,619	2.78	87,519	12.61%
Fifth/Mission	G	1,788	365	958,971	1.79	972,565	1.82	13,594	1.42%
Golden Gateway	G	981	250	421,117	2.51	426,192	2.54	5,075	1.21%
Japan Center	G	850	365	304,539	1.45	312,593	1.49	8,054	2.64%
Marshall Square	L	111	250	55,294	1.99	56,592	2.04	1,298	2.35%
Moscone Center	G	730	320	0	0.00	100,482 (c)	0.63	100,482	0.00%
Performing Arts	G	635	365	119,919 (b)	0.56	232,752	1.09	112,833	94.09%
Portsmouth Sq.	G	504	365	687,115	4.71	647,199	4.43	-39,916	-5.81%
St. Mary's Sq.	G	828	365 (a)	246,772	1.20	233,190	1.13	-13,582	-5.50%
Seventh/Harrison L	L	270	250	177,846	2.63	172,957	2.56	-4,889	-2.75%
Sutter/Stockton	G	1,510	365	1,459,272	2.69	1,481,812	2.73	22,540	1.54%
Vallejo Street	G	163	365	264,312	5.06	258,962	4.96	-5,350	-2.02%
TOTAL		9,960	335	5,764,898	2.12	6,060,929	2.23	296,031	5.14%

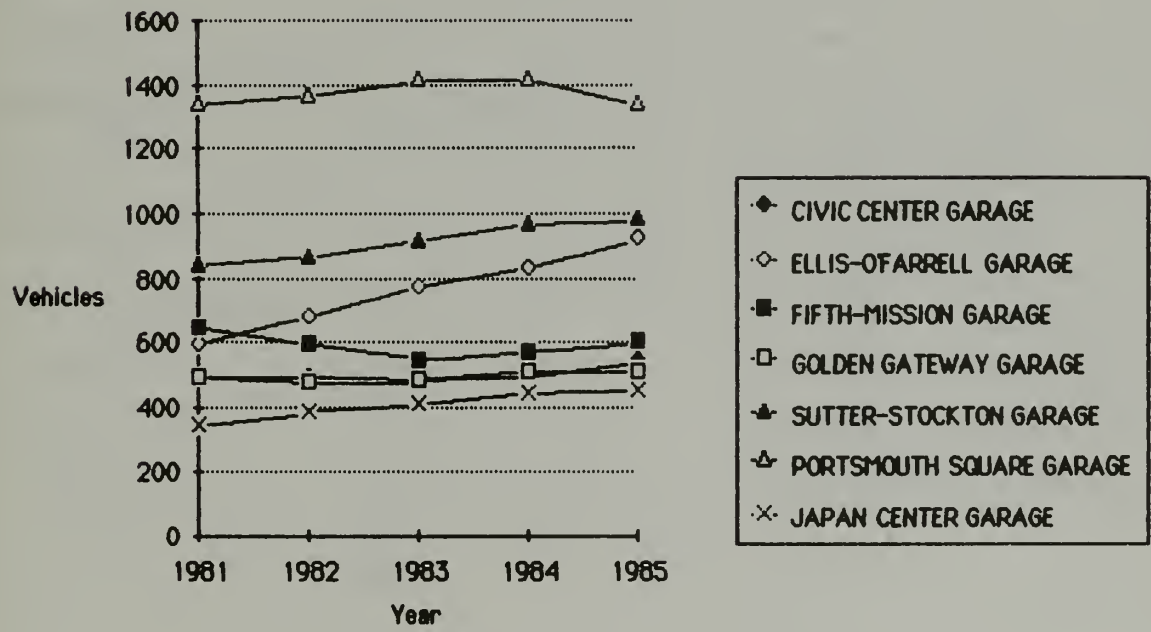
NOTES: (a): Includes Aisle Parking; (b): Garage Opened August 1983; (c): Garage Opened July 1984

NUMBER OF VEHICLES PARKED IN CITY OWNED NON-PROFIT GARAGES FY 1980/81-1984/85



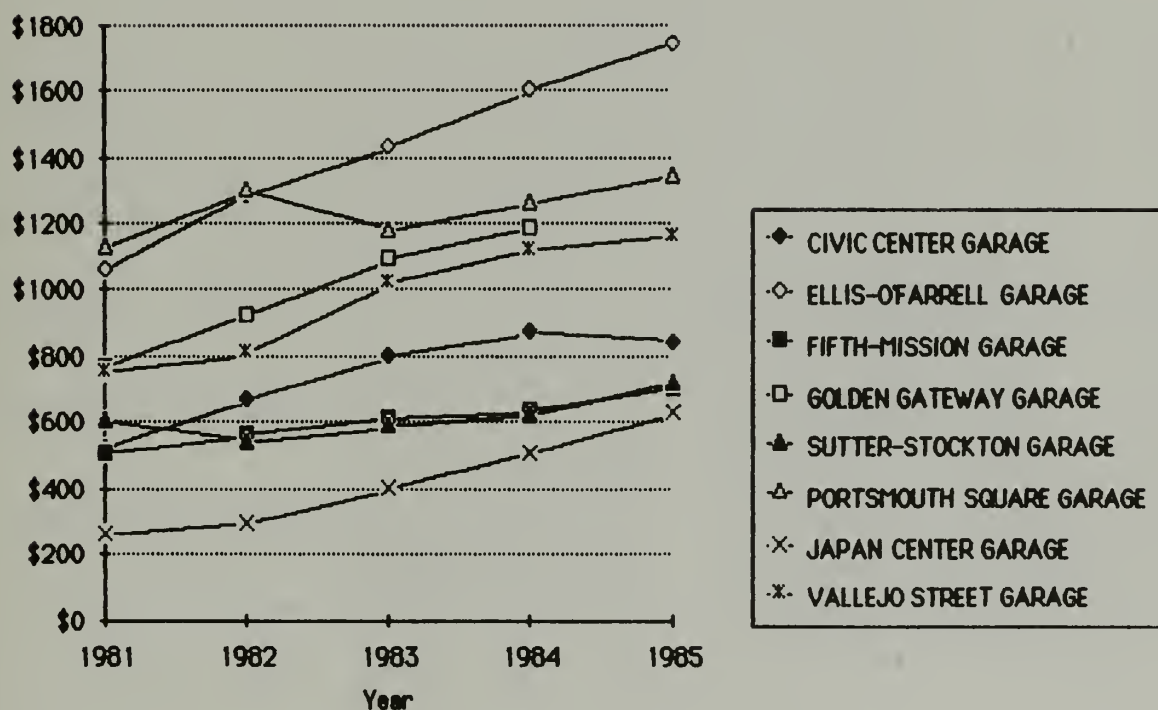
Note: FY is May 1- April 30

NUMBER OF VEHICLES PARKED PER STALL IN CITY OWNED NON-PROFIT GARAGES FY 1980/81-1984/85



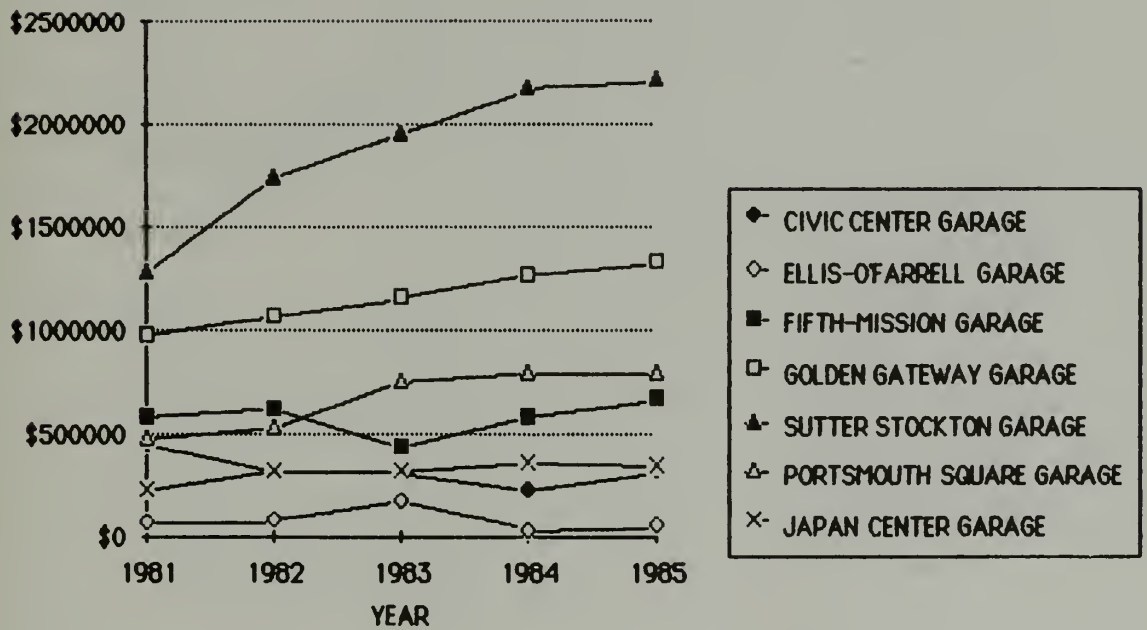
Note: FY is May 1- April 30

EXPENSE PER STALL IN CITY OWNED NON- PROFIT GARAGES FY 1980/81-1984/85



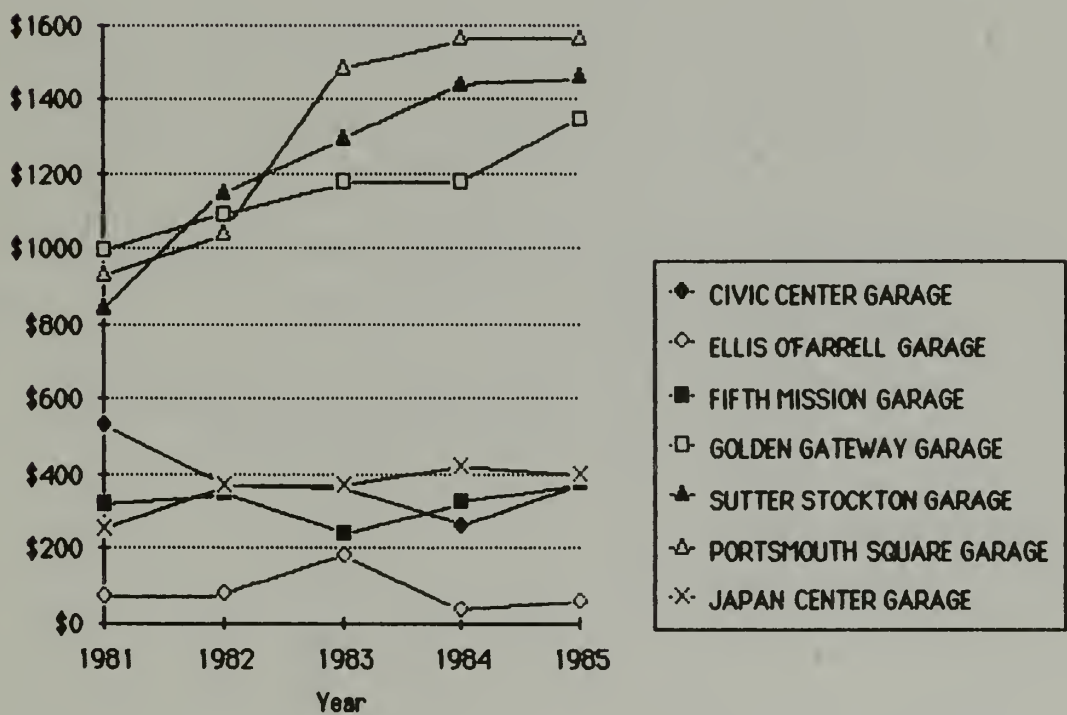
Note: FY is May 1- April 30

NET PARKING INCOME - CITY OWNED NON-PROFIT GARAGES FY1980/81-1984/85

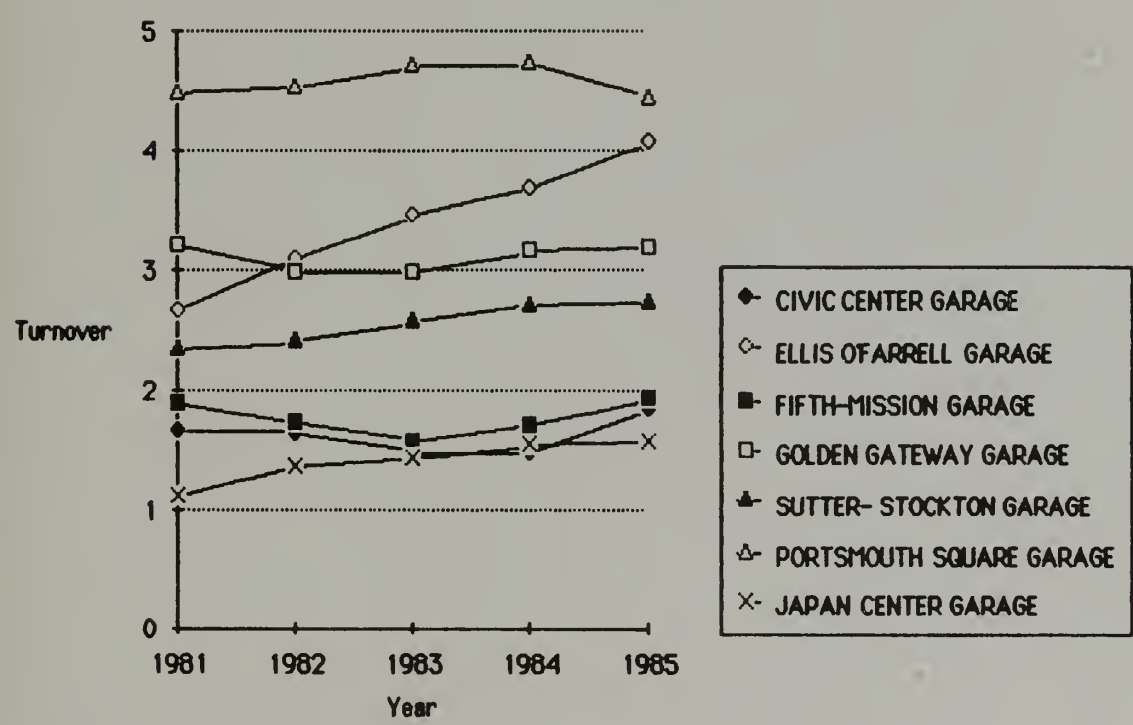


Note: FY is May 1- April 30

NET INCOME PER STALL IN CITY OWNED NON-PROFIT GARAGES FY1980/81-1984-85



AVERAGE DAILY TRANSIENT TURNOVER IN CITY OWNED NON-PROFIT GARAGES FY1980/81-1984/85



Note: FY is May 1- April 30

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85-86

ANNUAL REPORT 1985-1986



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THE PARKING AUTHORITY
CITY AND COUNTY OF SAN FRANCISCO

**PARKING AUTHORITY
CITY & COUNTY OF SAN FRANCISCO**

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DIRECTOR**

**KEVIN M. HAGERTY
Assistant Director**

HONORABLE DIANNE FEINSTEIN, Mayor
City & County of San Francisco

**SAN FRANCISCO PARKING AUTHORITY
1985/86 ANNUAL REPORT**

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Honorable Dianne Feinstein
Mayor of San Francisco
200 City Hall
San Francisco CA 94102



Dear Mayor Feinstein:

I am pleased to submit the Annual Report of the San Francisco Parking Authority for the 1985/86 fiscal year.

As an attachment to this submittal letter, I am enclosing a project summary for the 1985/86 fiscal year activities in which the Parking Authority was involved. In this project summary it is noted that the Parking Authority was involved in issuing invitations to bid for seven leases: four leases for operating garages and lots, and three leases for commercial spaces within City-owned garages. For the sake of comparison, the Parking Authority issued four leases in the previous five fiscal years. This serves as an indication of the increased activity in the Parking Authority in today's world.

In your State of the City Message on October 9, 1984 you charged the Parking Authority with creating ten new facilities. By the time you receive this report, construction will have begun on the Lombard Street Garage consisting of 212 parking stalls and six commercial/retail storefronts. In addition, the Parking Authority is in various stages of negotiation for parking in the following neighborhood commercial areas:

North Beach	Outer Mission
Chinatown	Polk Street
Inner Sunset	Upper Fillmore

The Parking Authority is also investigating site locations in the following areas:

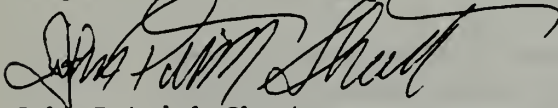
Castro/Upper Market	Inner Richmond
Noe Valley (24th Street)	

For the 1985/86 fiscal year the Parking Authority placed 83.46% of its contracts with Minority Business Enterprise and 14.14% with Women Business Enterprise. For the second consecutive year these figures far exceed both the required percentages for goals under the City Ordinance dedicated to this purpose.

To alleviate the City's parking situation in Chinatown, the Parking Authority has installed a test program of self-parking at the California Street entrance to the St. Mary's Square Garage located immediately east of Grant Avenue.

In closing, the Authority wishes to express its sincere appreciation to two retiring members: Francis H. Louie who served for 19 years from April 14, 1966 to October 26, 1985, and Achille H. Muschi who served for 15 years from January 8, 1970 to October 26, 1985. Their dedication to the activities of the Parking Authority is much appreciated.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Patrick Short", written in a cursive style.

John Patrick Short
Chairman

Attachment

CONSTRUCTION

Moscone Center Garage Commercial Improvements
Performing Arts Garage Commercial Addition
Performing Arts Garage Roof Waterproofing
Performing Arts Garage Graphics Installation
Construction of 16th/Hoff Garage
Vallejo Street Garage Renovation
Pierce Street Garage Roof Repair
Lombard Garage Construction - Development of
Architectural Plans & Construction Bid Documents

LEASES

Moscone Center Garage - Commercial Leases
Saint Mary's Square Garage - Commercial Lease
Saint Mary's Square Garage - Operators Lease
Golden Gateway Garage - Operators Lease
Seventh-Harrison Lot - Operators Lease
Polk McAllister Lot - Operators Lease
Lombard Garage - Commercial Leases

PROPERTY ACQUISITIONS

Bush- Polk Property
Churchill-Vallejo Street Property

MULTI-USE PROJECTS WITH PARKING

Mission -Coleridge Property
Market-Noe Property *

OTHER PROJECTS

Neighborhood Parking Facility Cleaning &
Landscape Maintenance Contract

Installation of Art Work - Moscone Center Garage
Installation of Art Work - Performing Arts Garage
Meter Conversion - Geary Mall
Mission/Bartlett Garage Structural Corrective Work.
Implementation of Saint Mary's Garage Self-Park Program
Development of Neighborhood Parking Plan (1986-1990)

* Conditional Use Permit Not Issued By Planning Commission.

PARKING AUTHORITY ORGANIZATION AND PURPOSE

PARKING AUTHORITY ORGANIZATION

The San Francisco Parking Authority is composed of:

Five Members appointed for four-year staggered terms by the Mayor and approved by the Board of Supervisors.

Staff is composed of four members: the Director, Assistant Director, Secretary and Accountant.

PARKING AUTHORITY HISTORY AND PURPOSE

The Parking Law of 1949 recognized that the provision of additional parking facilities and the performance of all undertakings incidental to providing such facilities are public uses and purposes for which public money may be spent and private property acquired and are governmental functions.

Following passage of the Parking Law of 1949, the San Francisco Board of Supervisors created the Parking Authority of the City and County of San Francisco through the passage of Chapter 17 of the San Francisco Administrative Code. Mayor Elmer E. Robinson, in October 1949, appointed with confirmation of the Board of Supervisors, the first Chairman and Members of the San Francisco Parking Authority.

The purpose of the Parking Authority is to:

1. Develop new off-street parking facilities within the City and County of San Francisco.
2. Manage existing off-street facilities (includes 23 neighborhood metered areas, five attended garages and three attended surface parking areas).
3. Oversee the management of four City-owned garages operated by non-profit corporations.
4. Advise the Mayor and the Board of Supervisors on all matters pertaining to off-street parking.

PARKING AUTHORITY - 1984/85 AND 1985/86 BUDGETS

	1984-85 BUDGET	1985-86 BUDGET
SALARIES & BENEFITS		
Staff Salaries	\$128,962	\$144,530
Commission Salaries	\$4,212	\$4,250
Fringe Benefits	\$35,852	\$44,627
Subtotal	\$169,026	\$193,407
CONTRACTUAL SERVICES		
Rental of Property	\$11,495	\$33,384
Membership Dues	\$155	\$155
Telephone	\$4,500	\$4,500
Postage	\$1,200	\$1,800
Printing	\$852	\$1,650
Travel	\$1,575	\$1,000
Auto Reimbursement	(\$425)	\$1,000
Judgements & Claims	\$999	\$0
Lot Maintenance	\$16,000	\$105,000
Misc.	\$9,468	\$4,915
Subtotal	\$45,819	\$153,404
FIXED CHARGES (TAXES)	\$0	\$293,806
MATERIALS & SUPPLIES	\$1,200	\$1,350
EQUIPMENT- PURCHASE/LEASE	\$15,214	\$13,380
SERVICES OF CITY DEPARTMENTS		
Police	\$0	\$94,858
Real Estate Department	\$57,500	\$115,500
Tax Collector	\$396,694	\$400,875
Electricity Department	\$168,493	\$187,065
Civil Service	\$71	\$66
Public Works		
Building Repair	\$65,000	\$30,000
Street Cleaning	\$125,319	\$0
Traffic & Parking Studies	\$19,200	\$20,160
City Engineer	\$54,230	\$56,940
Parking Stall Markings	\$0	\$40,290
Laguna Honda Lot Renovation	\$0	\$56,923
Redesigning Parking Facilities	\$40,290	\$6,000
Building Inspection	\$3,600	\$4,000
Purchasing/ Reproduction	\$2,500	\$0
Insurance & Risk Reduction	\$700	\$1,145
PUC - Electricity	\$48,600	\$47,000
Maintenance	\$4,400	\$4,400
City Attorney Services	\$90,000	\$96,300
Subtotal	\$1,076,597	\$1,161,522
REVENUE TRANSFERS-		
MAYORS OFFICE	\$70,000	\$0
GRAND TOTAL	<u>\$1,377,856</u>	<u>\$1,816,869</u>

**SAN FRANCISCO PARKING AUTHORITY
SOURCE OF OFF-STREET PARKING FUNDS**

SOURCE OF FUNDS	FY 1984/85	FY 1985/86	
Meter Revenues	\$3,292,236	\$4,122,927	*
Performing Arts Garage	\$299,051	\$370,602	
St. Mary's Square Garage	\$44,617	\$329,705	**
Vallejo Street Garage	\$289,614	\$355,799	
Marshall Square Lot	\$0	\$95,571	***
Seventh/Harrison Lot	\$0	\$133,330	***
Sutter/Stockton Garage	\$0	\$1,983,642	***
TOTAL FUNDS AVAILABLE	\$3,925,518	\$7,391,576	

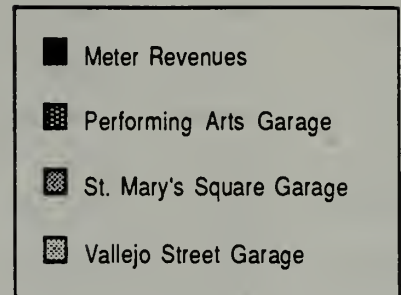
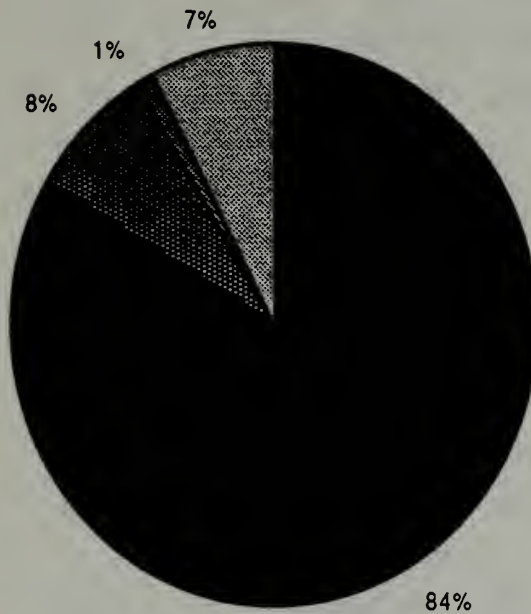
* In May 1985, Board of Supervisors Passed Legislation Authorizing An Additional \$700,000/year Of Meter Revenues, Effective July 1, 1985 Be Added To The Off-Street Parking Fund.

** Represents 42% of Rental Fees Received. The Remaining 58% Goes To The Park and Recreation Department.

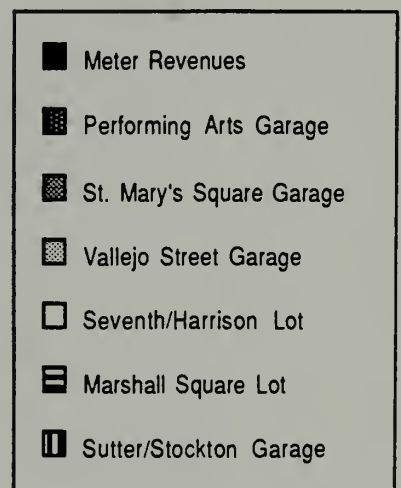
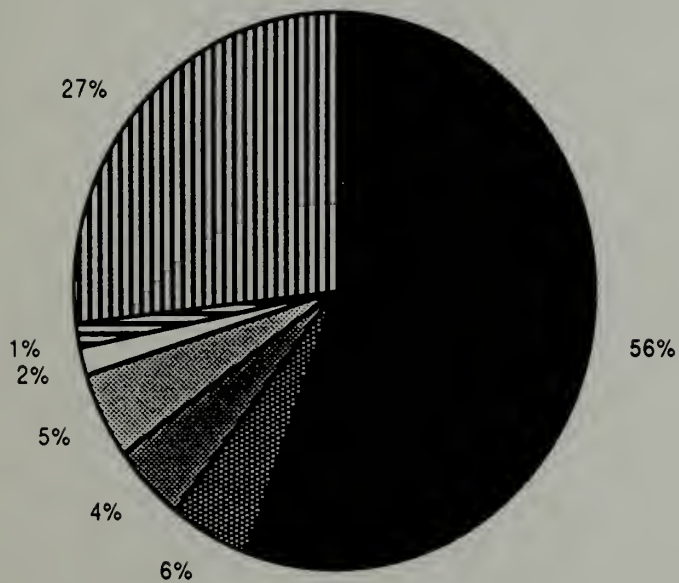
*** In May 1985, Legislation Passed Authorizing Rental Fees Collected Be Placed Into the Off-Street Parking Fund.

SAN FRANCISCO PARKING AUTHORITY SOURCE OF FUNDS

1984/85 FY



1985/86 FY



FUNDS GENERATED BY FACILITIES OVERSEEN BY PARKING AUTHORITY

GARAGE OR LOT		General Fund	Off- Street Fund	City Parking Tax	Gross Receipts Tax	Possessory Interest Tax	Park & Recreation Department	Total Revenues Generated
Ellis- O'Farrell	G	\$0	\$0	\$264,732	\$0	\$27,172	\$0	\$291,904
Fifth- Mission	G	\$0	\$0	\$298,348	\$481,956	\$28,134	\$0	\$808,438
Golden Gateway	G	\$0	\$0	\$382,006	\$667,541	\$43,596 [B]	\$0	\$1,093,143
Japan Center	G	\$0	\$0	\$136,418	\$222,344 [B]	\$12,220 [B]	\$0	\$370,982
Marshall Square	L	\$14,942 [A]	\$95,721	\$23,980	\$0	\$3,505	\$0	\$138,148
Moscone Center	G	\$0	\$0	\$105,338	\$0	\$8,990	\$0	\$114,328
Performing Arts	G	\$0	\$370,602	\$108,527	\$0	\$8,940	\$0	\$488,069
St. Mary's Square	G	\$0	\$329,705	\$308,416	\$0	\$33,966	\$455,308	\$1,127,395
Seventh- Harrison	L	\$27,067 [A]	\$133,799	\$31,609	\$0	\$5,461	\$0	\$197,936
Sutter- Stockton	G	\$0	\$0	\$525,846	\$1,061,000	\$57,130	\$0	\$1,643,976
Vallejo Street	G	\$0	\$355,799	\$76,492	\$0	\$9,889	\$0	\$442,180
SUBTOTAL		\$42,009 [A]	\$1,285,626	\$2,261,712	\$2,432,841	\$239,003	\$455,308	\$6,716,499
Metered Lots		\$0	\$311,522	\$0	\$0	\$0	\$0	\$311,522
GRAND TOTAL		\$42,009	\$1,597,148	\$2,261,712	\$2,432,841	\$239,003	\$455,308	\$7,028,021

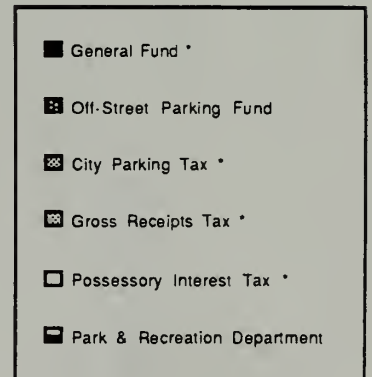
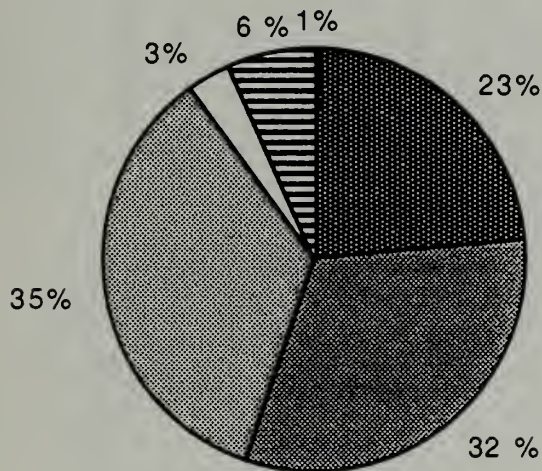
NOTES: Funds Are Those Generated Between May 1, 1985 - April 30, 1986.

A - May 1 thru June 30, 1985.

B - Paid By Parking Authority

SAN FRANCISCO PARKING AUTHORITY

FUNDS GENERATED BY PARKING FACILITIES OVERSEEN BY PARKING AUTHORITY FISCAL YEAR 1985/86



* All General Fund Revenues

Note: Fiscal year is May 1 Thru April 30.

CITY AND COUNTY OF SAN FRANCISCO
Public Parking Facilities
SCHEDULE OF LEASES AND RENTALS

FACILITY	CURRENT OPERATOR LESSEE	OPERATOR LEASE		MINIMUM RENTAL	RENTAL		GROSS REVENUE	
		No. Years	Beginning Date	Ending Date			1986	1985
Vallejo Street	Metro. Parking Corp.	5	04-01-85	03-31-90	72.3928% gross \$22,000 per month minimum	\$ 355,799	\$ 289,614	\$ 488,547 \$ 474,161
Marshall Square	SF Parking, Inc.	5	09-01-84	08-31-89	71.764% gross \$4,000 per month minimum	110,663	93,561	154,204 138,964
7th & Harrison	Golden Gate Parking Company	5	03-20-86	03-19-91	71.648% gross \$7,000 per month minimum	160,512	148,758	200,837 183,500
Performing Arts	Five Star Parking	5	04-30-83	04-30-88	53.56% gross. No minimum	370,602	299,051	691,939 558,348
Moscone Center	Golden Gate Parking Company	5	07-15-84	07-14-89	60.647% gross \$20,000 per month minimum	407,752	257,694	672,337 407,331
St. Mary's Square	Metro. Parking Corp.	7	10-01-85	09-30-92	64.28% gross \$60,000 per month minimum	785,013	106,231	2,133,913 2,506,000
Fifth & Mission	SE Onorato, Inc.	3	08-01-83	07-31-86	100% net revenue	280,668	251,682	1,927,734 1,949,265
Sutter Stockton	System Parking of No. Calif., Inc.	5	05-1-82	05-15-87	100% net revenue	2,231,760	3,067,661	4,242,970* 4,530,071*
Golden Gateway	Pansini Corp.	5	07-01-81	06-30-86	100% net revenue	873,747	786,046	2,537,405 2,592,712
Ellis-O'Farrell	Pansini Corp.	5	05-01-85	04-30-90	100% net revenue	656,792	491,131	2,125,761 2,015,377
Japan Center	Japan Ctr. Park., Inc.	50	03-02-85	11-03-15	100% net revenue	216,610	262,050	900,523 867,274

* Includes \$750,000 from Lessee for prior year rents (1985) and
\$ 84,469 in interest (1986)

NOTE: Non-profit corporations with a rental of 100% net revenue have a
50 year City lease. Current operator lessees are under contract
with the non-profit corporations.

**YEARLY CHANGE IN TRANSIENT USE OF PARKING FACILITIES
OVERSEEN BY THE PARKING AUTHORITY
FISCAL YEARS 1984/85 AND 1985/86**

GARAGE		Number Of Garage Spaces	Average Transient Spaces	Days Of Operation	TRANSIENT	VOLUME	AVERAGE TURNOVER		P E R I O D C H A N G E	
					1984/85	1985/86	84/85	85/86	CARS	%
Ellis/O'Farrell	G	920	788	365	781,619	791,931	2.72	2.75	10,312	1.32%
Fifth/Mission	G	1,840	1,312	365	972,565	961,303	2.03	2.01	-11,262	-1.16%
Golden Gateway	G	1,065	790	250	426,192	383,767	2.16	1.94	-42,425	-9.95%
Japan Center	G	865	444	365	312,593	295,893	1.93	1.83	-16,700	-5.34%
Marshall Square	L	111	111	250	56,592	63,325	2.04	2.28	6,733	11.90%
Moscone Center	G	730	408	208	100,482 *	147,797	1.64	1.74	47,315	47.09%
Performing Arts	G	615	558	365	232,752	232,695	1.14	1.14	-57	-0.02%
St. Mary's Sq.	G	828	455	365	233,190	174,935	1.40	1.05	-58,255	-24.98%
Seventh/Harrison	L	310	310	250	172,957	187,679	2.23	2.42	14,722	8.51%
Sutter/Stockton	G	1,865	1,663	365	1,481,812	1,508,789 **	2.44	2.49	26,977	1.82%
Vallejo Street	G	163	147	365	258,962	267,516	4.83	4.99	8,554	3.30%
TOTAL		9,312	6,986	319	5,029,716	5,015,630	2.25	2.25	-14,086	-0.28%

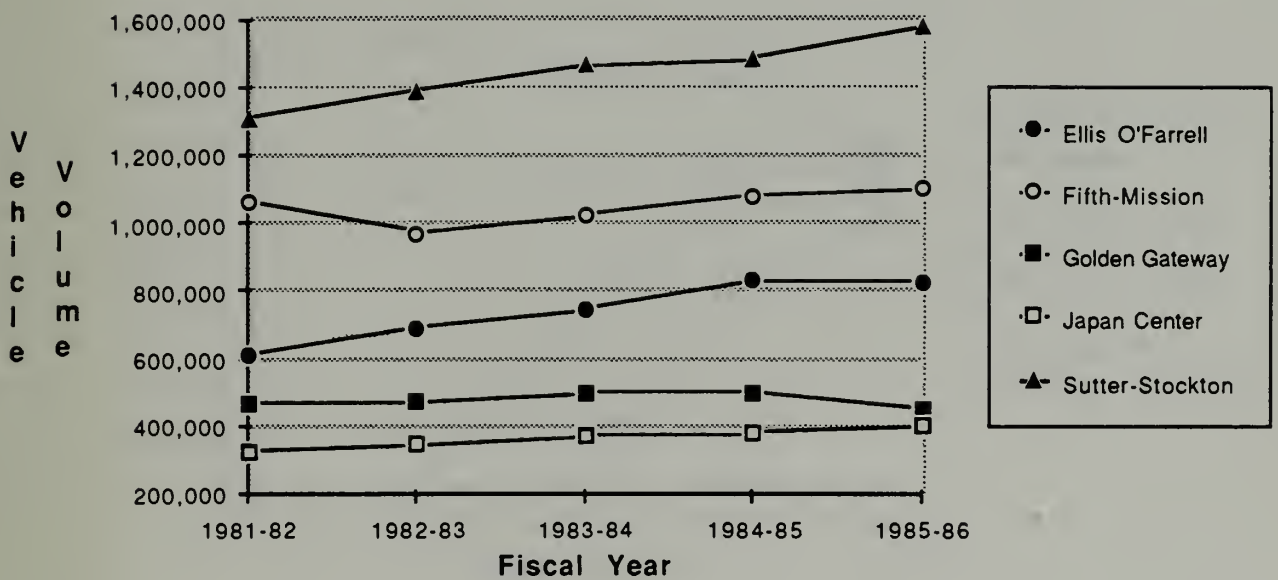
Notes: Unless Otherwise Noted Figures Are For Fiscal Year - May 1 thru April 30.

* Garage Opened July 15, 1984

** 1510 Spaces Available Thru November 1985; Thereafter 1865 Were Available.

SAN FRANCISCO PARKING AUTHORITY

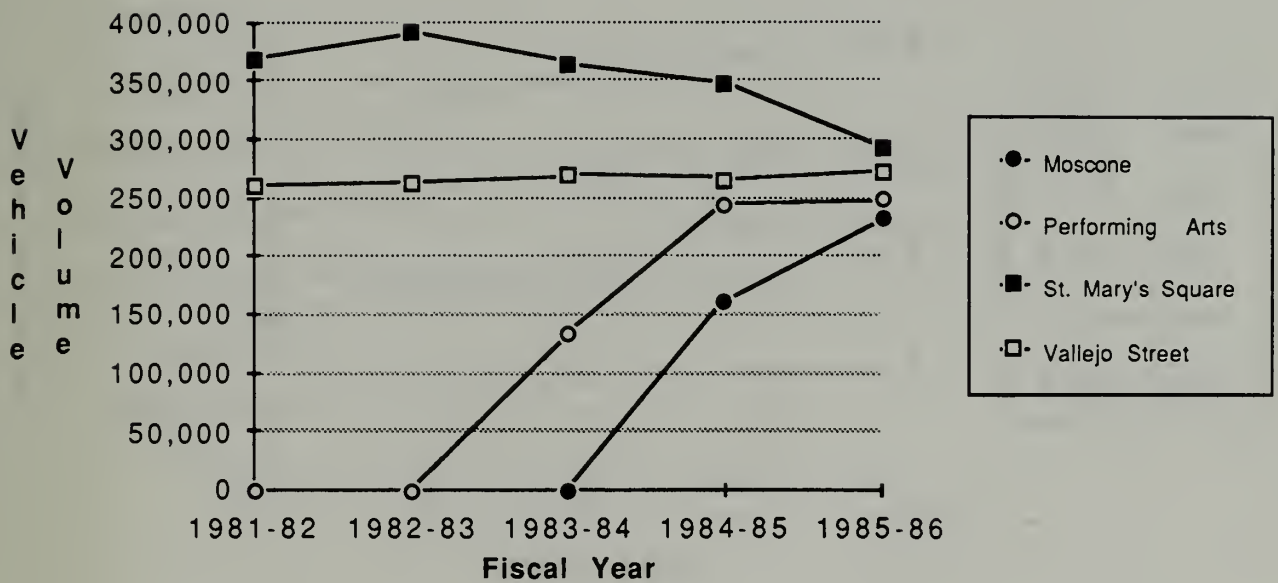
VEHICLE USAGE NON - PROFIT GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Fiscal Year Is May 1 thru April 30.

SAN FRANCISCO PARKING AUTHORITY

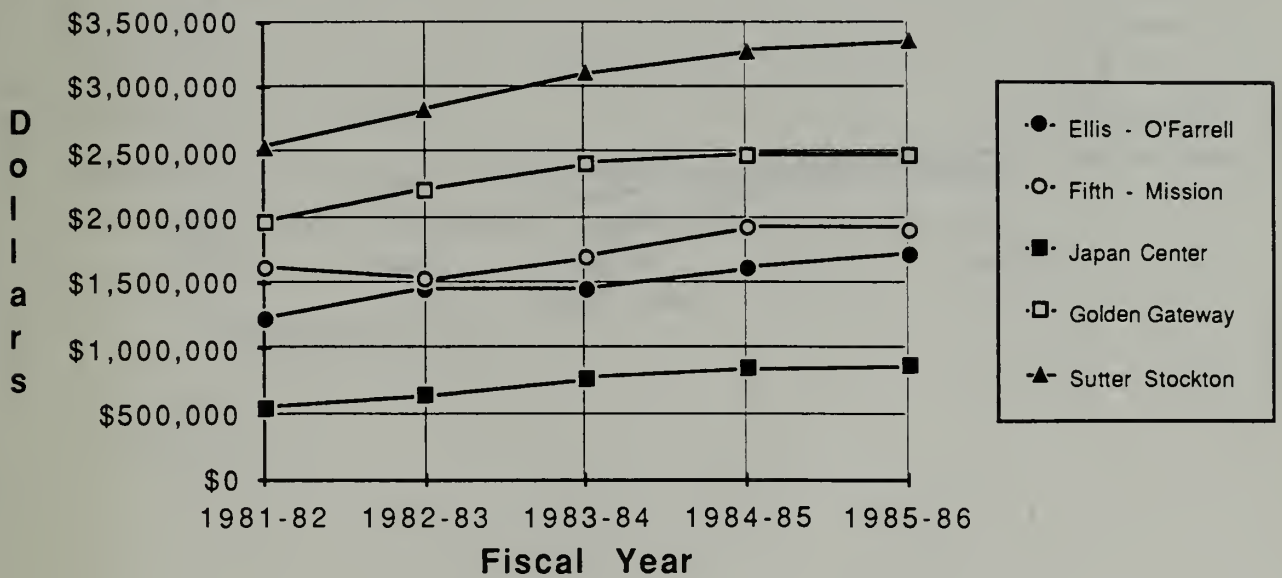
VEHICLE USAGE LEASED GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Fiscal Year Is May 1 thru April 30.

SAN FRANCISCO PARKING AUTHORITY

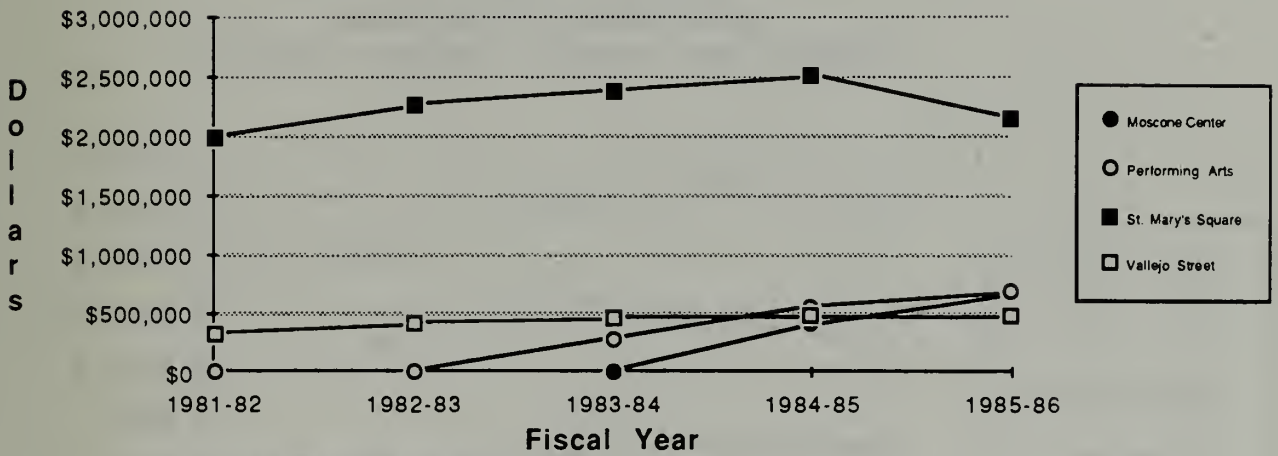
PARKING REVENUES NON-PROFIT GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Revenues Exclude City Parking Tax.
Fiscal Year Is May 1 thru April 30.

SAN FRANCISCO PARKING AUTHORITY

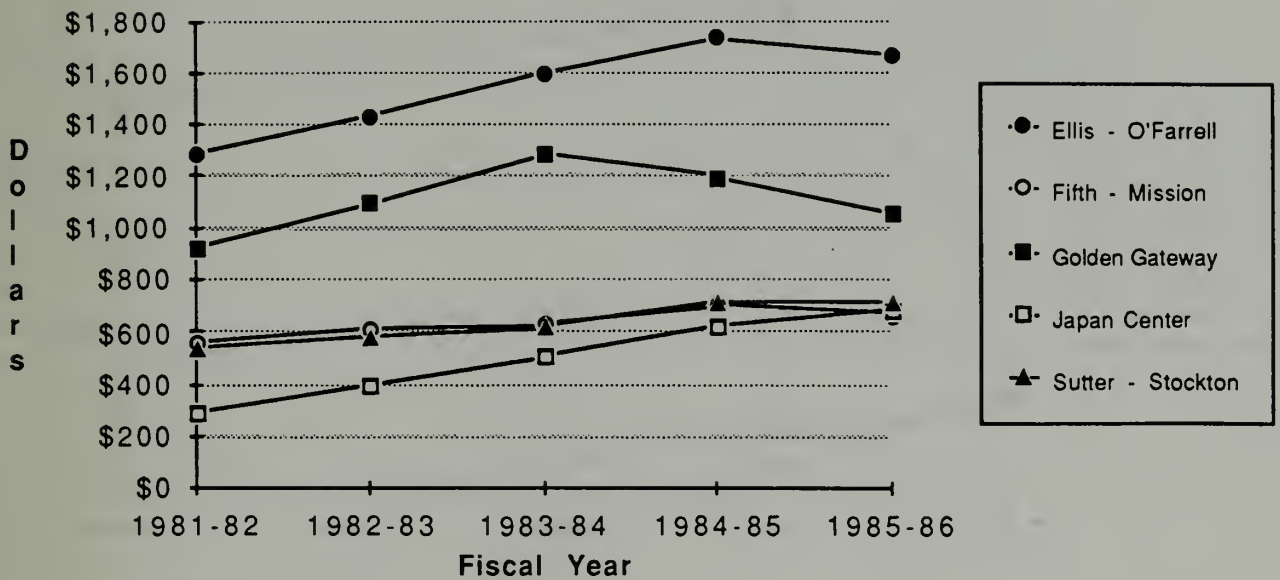
PARKING REVENUES LEASED GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Revenues Exclude City Parking Tax
Fiscal Year is May 1 thru April 30

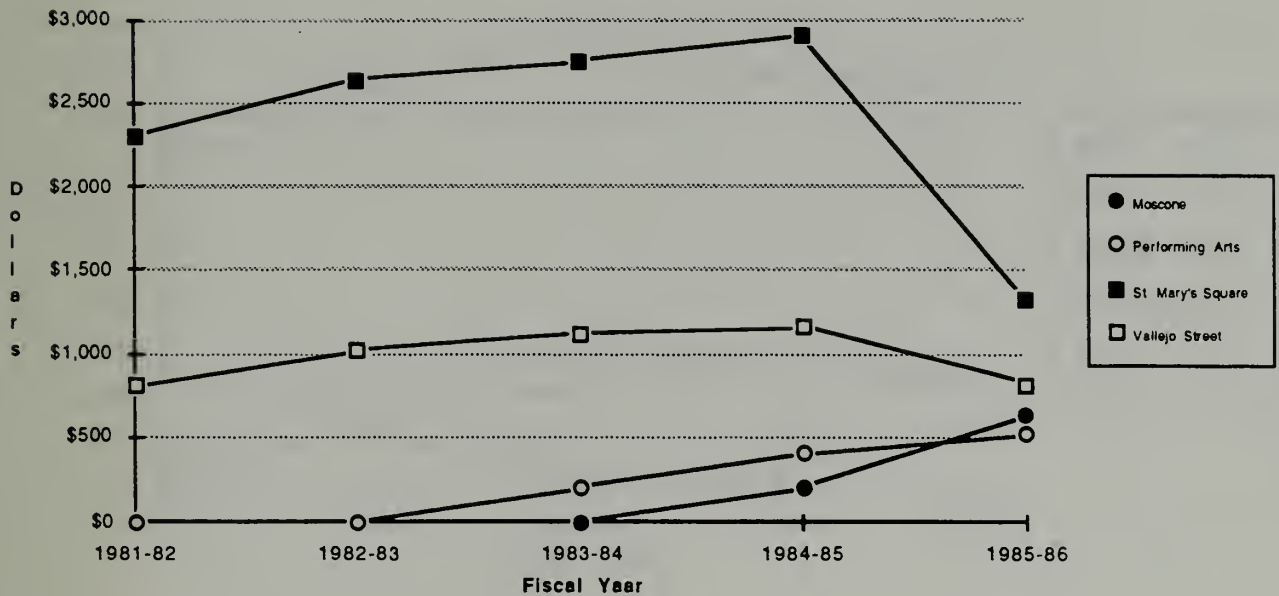
SAN FRANCISCO PARKING AUTHORITY

PARKING EXPENSES PER STALL NON-PROFIT GARAGES FISCAL YEARS 1981/82 TO 1985/86



SAN FRANCISCO PARKING AUTHORITY

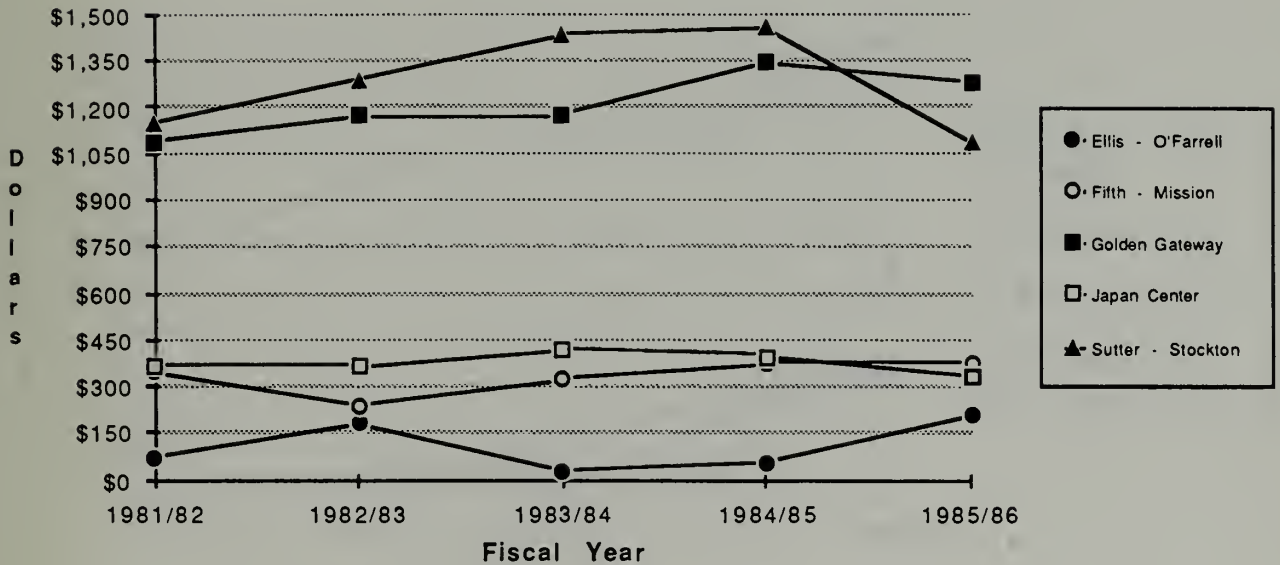
EXPENSES PER STALL LEASED GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Fiscal Year is May 1 - April 30.
Expenses include Operator's Profit.

SAN FRANCISCO PARKING AUTHORITY

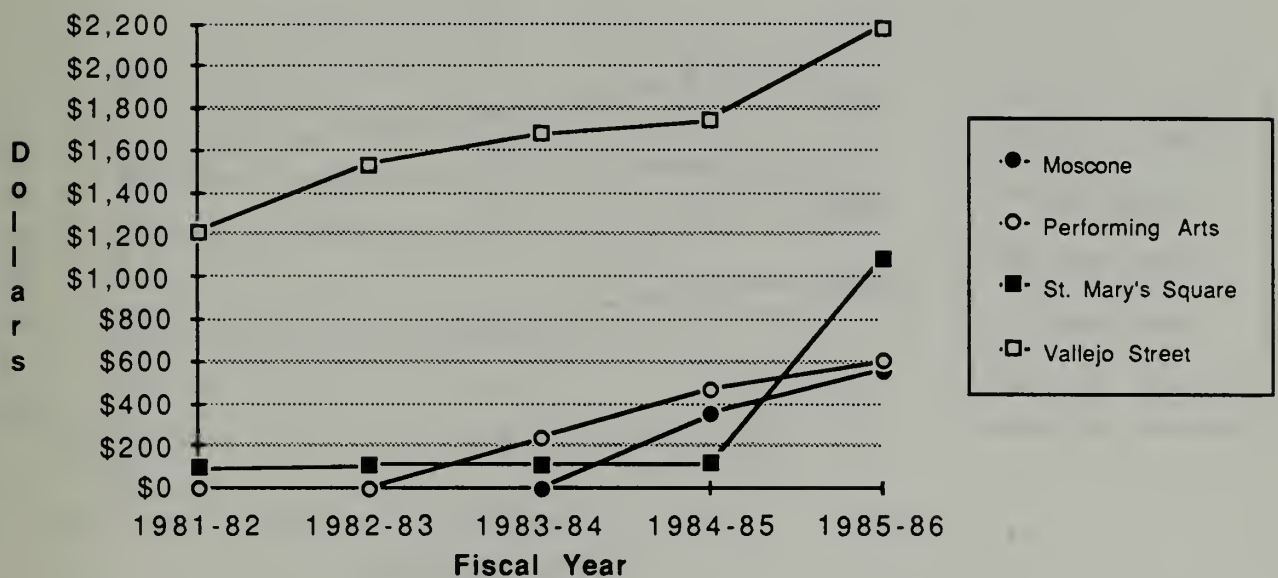
NET INCOME PER STALL NON-PROFIT GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Fiscal Year is May 1 thru April 30

SAN FRANCISCO PARKING AUTHORITY

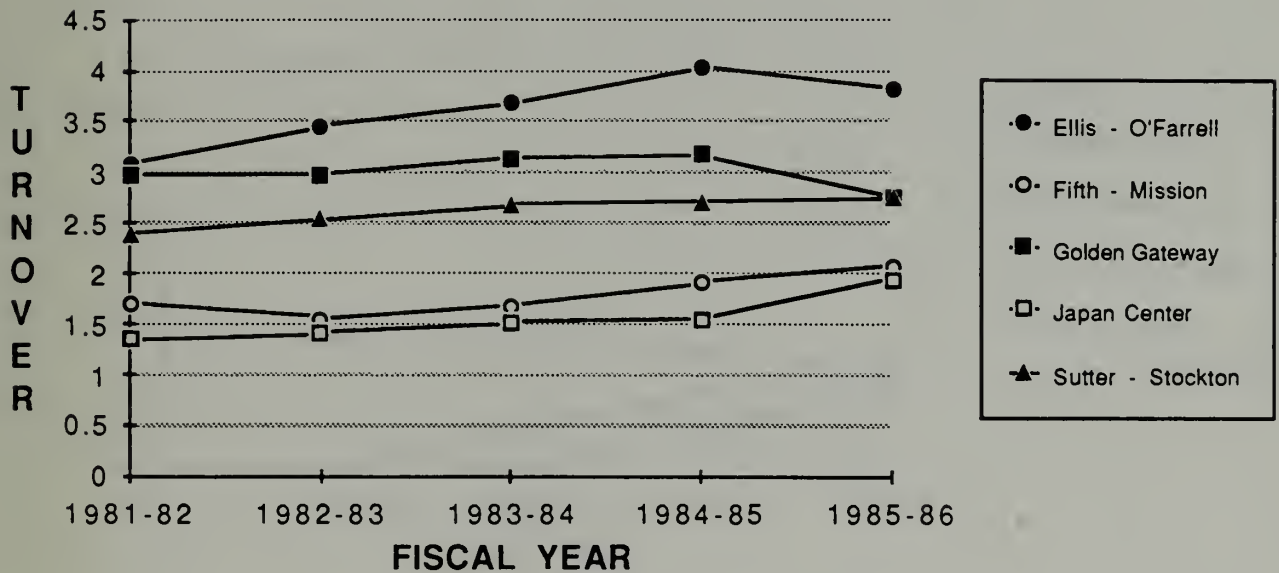
NET INCOME PER STALL LEASED GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Fiscal Year Is May 1 thru April 30.

SAN FRANCISCO PARKING AUTHORITY

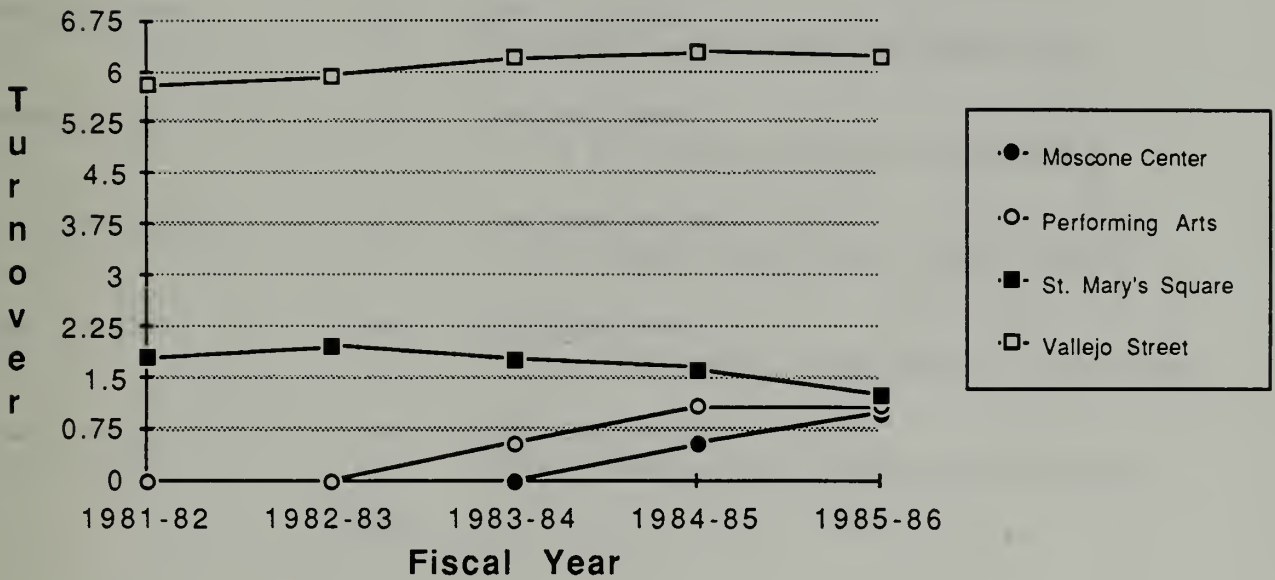
AVERAGE DAILY TRANSIENT TURNOVER NON PROFIT GARAGES FISCAL YEARS 1981/82 TO 1985/86



Note: Fiscal Year is May 1 thru April 30.

SAN FRANCISCO PARKING AUTHORITY

**AVERAGE DAILY TRANSIENT TURNOVER
LEASED GARAGES
FISCAL YEARS 1981/82 TO 1985/86**



Note: Fiscal Year is May 1 Thru April 30.

**LOCATIONS OF CITY OWNED AND PARKING AUTHORITY MANAGED
ATTENDED FACILITIES**

Garage	Spaces	Address and Location

Ellis O'Farrell	920	123 O'Farrell Street (O'Farrell Street between Powell and Stockton Streets)
Fifth & Mission	1840	833 Mission Street (Mission Street between Fourth and Fifth Streets)
Golden Gateway	1065	250 Clay Street (Clay Street between Battery and Davis Streets)
Japan Center	865	1660 Geary Boulevard (Geary Boulevard between Buchanan and Webster Streets)
Moscone Center	730	255 Third Street (Third Street between Howard and Folsom Streets)
Performing Arts	615	360 Grove Street (Grove Street between Gough and Franklin Streets)
St. Mary's Square	828	433 Kearny Street (Kearny Street between Pine and California Streets)
Sutter Stockton	1865	330 Sutter Street (Sutter Street between Stockton Street and Grant Avenue)
Vallejo Street	163	766 Vallejo Street (Vallejo Street between Stockton and Powell Streets)

	8891	

Lots

Marshall Square Plaza	128	24 Grove Street (Grove Street between Hyde and Larkin Streets)
Seventh and Harrison	310	1009-11 Harrison Street (Harrison Street between Sixth and Seventh Streets)
Polk/McAllister	53	401 Polk Street (Corner of Polk and McAllister Streets)

	491	

**LOCATIONS OF OFF-STREET METERED PARKING AREAS
MANAGED BY PARKING AUTHORITY**

Metered Areas	Spaces	Address and Location
CLEMENT		
8th Ave & Clement	33	320-324 8th Avenue (Between Geary Blvd. & Clement Street)
9th Ave & Clement	28	330 9th Avenue (Between Geary Blvd. & Clement Street)
EUREKA VALLEY		
17th St. & Castro St.	21	457 Castro Street (Between 17th and 18th Streets)
18th St. & Collingwood St.	20	4116 17th Street (Between Castro & Collingwood Streets)
EXCELSIOR		
Norton & Mission St.	30	20 Norton Street (Between Mission St. & Alemany Blvd.)
GEARY		
16th & Geary Blvd.	109	5200 Geary Blvd. (Between 16th & 17th Avenues)
18th & Geary Blvd.	36	419-23 18th Ave. (Between Geary Blvd. & Anza St.)
21th & Geary Blvd.	22	5732 Geary Blvd. (Between 21th and 22th Avenues)
LAKESIDE VILLAGE		
Junipero Serra Blvd. & Ocean	22	2500 Ocean Ave. (Corner Junipero Serra/ Ocean)
19th Ave & Ocean	21	3000 19th Avenue (Corner 19th Ave/ Ocean)
LOMBARD		
Fillmore St./Lombard	52	2055 Lombard Street(Between Fillmore & Webster Streets)
MARNIA		
Pierce St./Chesnut	114	3252 Pierce St. (Between Chestnut & Lombard Streets)

**LOCATIONS OF OFF-STREET METERED PARKING AREAS
MANAGED BY PARKING AUTHORITY**

Metered Areas	Spaces	Address and Location
MISSION		
16th St./Hoff St.	115	20-80 Hoff Street (Between 16th Street & 17th Street)
24th St./Capp St.	20	1-11 Lilac Street (Corner of 24th and Capp Streets)
Mission/ Bartlett	371	50 Bartlett Street (Between 21th & 22th Streets)
NOE VALLEY		
24th St./Noe St.	16	4061 24th Street (Between Noe and Castro Streets)
POLK		
Bush St. /Polk St.	26	1360 Bush St. (Between Bush & Polk Streets)
PORTOLA		
Felton St/San Bruno	11	25 Felton Street (Between Girard St. and San Bruno Ave)
SUNSET		
6th Ave/ Irving St.	46	1355 6th Avenue (Between Irving and Judah Streets)
8th Ave./ Irving St.	35	1325 8th Avenue (Between Irving and Judah Streets)
20th Ave/ Irving St.	25	1275 20th Avenue (Between Irving St and Lincoln Way)
WEST PORTAL		
Claremont St/Ulloa	24	807-825 Ulloa Street (Corner Claremont Blvd/Ulloa Ave)
West Portal Ave & Vicente Street	20	174 West Portal Avenue(Between 14th Ave and Vicente St)

1217		

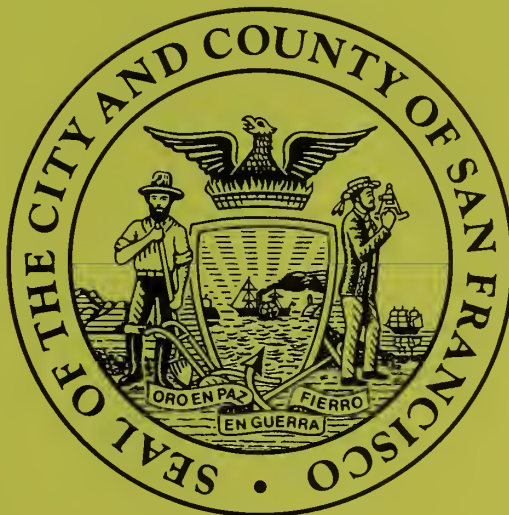
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THE PARKING AUTHORITY

CITY AND COUNTY OF SAN FRANCISCO

**PARKING AUTHORITY
CITY AND COUNTY OF SAN FRANCISCO**

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MICHAEL S. SALARNO, Vice Chairman

Q. TODD DICKINSON

E. PORCHER HESTER

JAMES K. HO

**RAY KING
Director**

**KEVIN M. HAGERTY
Assistant Director**

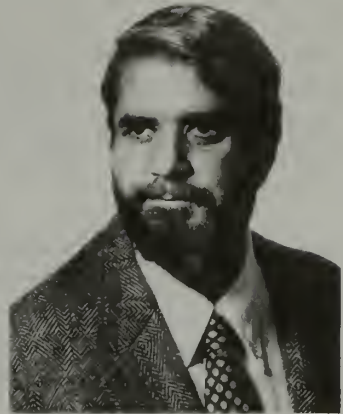
**HONORABLE DIANNE FEINSTEIN, Mayor
City and County of San Francisco**

**SAN FRANCISCO PARKING AUTHORITY
1986-87 ANNUAL REPORT**

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Honorable Dianne Feinstein
Mayor of San Francisco
200 City Hall
San Francisco CA 94102



Dear Mayor Feinstein:

I am pleased to submit the Annual Report of the San Francisco Parking Authority for the 1986/87 fiscal year.

As an attachment to this submittal letter, I am enclosing a project summary for the 1986/87 fiscal year activities in which the Parking Authority was involved.

The Parking Authority continues to attempt to create new facilities in San Francisco neighborhoods. Construction on the Lombard Street Garage, consisting of 212 parking stalls and six commercial/retail storefronts, is scheduled for completion the middle of November. In addition, the Parking Authority opened a new 35-stall surface parking facility on 7th Avenue in what was formerly a schoolyard for the Laguna Honda School. Legislation is pending that will enable the City to complete the purchase of a 10,800 square foot site at the southwest corner of Bush and Polk Streets, and a land lease is being drafted to allow private enterprise to build a garage with commercial space on that site.

The Parking Authority has requested the Real Estate Department to negotiate leases and/or acquisition of land for parking in the following neighborhood areas:

Upper Fillmore
North Beach
Polk Street
Van Ness Avenue

Noe Valley (24th Street)
Chinatown
Glen Park

and these negotiations are under way at the present time. In addition, the Parking Authority is also investigating site locations in the following areas:

Castro/Upper Market

Inner Richmond

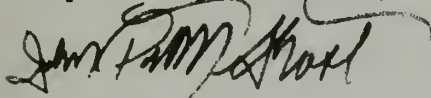
For the 1986/87 fiscal year, the Parking Authority placed 95.05% of its contracts with Minority Business Enterprise and 2.33% with Women Business Enterprise. Only 2.64% of the Parking Authority's contracts were placed with Non-Minority or Women Business Enterprise.

In the last fiscal year the Parking Authority installed a test program of self-parking for nights and weekends at the California Street entrance of the St. Mary's Square Garage. That program has been made permanent and the self-park program is increasing in usage.

In closing, Parking the Authority wishes to express its appreciation for the support it has received from your office, the Board of Supervisors and the several other City agencies who perform services on behalf of the Parking Authority. Any successful activities of the Parking Authority would not be possible without that cooperation.

The Parking Authority also wishes to express its appreciation to Commissioner E. Porcher (Shaye) Hester, who has resigned and will be leaving following the July meeting of the Authority. The relocation of her family to the east coast has cost the Parking Authority a member whose service is extremely active and valuable on behalf of both the Authority and the residents of San Francisco.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John Patrick Short", with a stylized flourish at the end.

John Patrick Short
Chairman

Attachment

2383A

SAN FRANCISCO PARKING AUTHORITY

1986/87 PROJECT SUMMARY

Construction

Moscone Center Garage Commercial Improvements
7th Avenue Schoolyard Parking Lot Conversion
Lombard Street Garage Construction

Leases

Marshall Square Surface Parking Lot
Lombard Street Garage
Moscone Commercial Spaces (2)

Proposed Property Acquisitions

Bush- Polk Property
Churchill-Vallejo Street Property

Other Projects

Neighborhood Parking Facility Cleaning &
Landscape Maintenance Contract
Installation of Art Work - Lombard Street Garage
Installation of Art Work - Performing Arts Garage
Mission/Bartlett Parking Plaza Structural Corrective Work
Implementation of Saint Mary's Square Garage Self-Park Program
Development of Neighborhood Parking Plan (1986-1990)

SAN FRANCISCO PARKING AUTHORITY

Organization and Purpose

Organization:

The San Francisco Parking Authority is composed of:

Five Members appointed for four-year staggered terms by the Mayor and approved by the Board of Supervisors.

Staff is composed of four members: the Director, Assistant Director, Secretary and Accountant.

History and Purpose:

The parking Law of 1949 recognized that the provision of additional parking facilities and the performance of all undertaking incidental to providing such facilities are public uses and purposes for which public money may be spent and private property acquired and are governmental functions.

Following passage of the Parking Law of 1949, the San Francisco Board of Supervisors created the Parking Authority of the City and County of San Francisco through the passage of Chapter 17 of the San Francisco Administrative Code. Mayor Elmer E. Robinson, in October 1949, appointed with the confirmation of the Board of Supervisors, the first Chairman and Members of the San Francisco Parking Authority.

The purpose of the Parking Authority is to:

1. Develop new off-street parking facilities within the City and County of San Francisco.
2. Manage existing off-street facilities (includes 23 neighborhood metered areas, five attended garages and three attended surface parking areas).
3. Oversee the management of four City-owned garages operated by non-profit corporations.
4. Advise the Mayor and the Board of Supervisors on all matters pertaining to off-street parking.

SAN FRANCISCO PARKING AUTHORITY
STATEMENT OF DEPARTMENTAL EXPENDITURES
Fiscal Years 1985-86 & 1986-87

	1985-86 EXPENSES	1986-87 EXPENSES
	-----	-----
SALARIES & BENEFITS		

Staff Salaries	\$141,320	\$151,806
Commission Salaries	\$3,200	\$3,350
Fringe Benefits	\$39,110	\$41,859
Subtotal	\$183,630	\$197,015
CONTRACTUAL SERVICES		

Rental of Property	\$30,766	\$37,044
Membership Dues	\$150	\$175
Telephone	\$4,188	\$4,174
Postage	\$1,800	\$2,000
Equipment Maintenance	\$1,320	\$3,828
Printing	\$445	\$56
Training	\$450	\$100
Travel	\$1,000	\$685
Auto Reimbursement	\$529	\$995
Lot Maintenance	\$64,509	\$59,935
Misc.	\$485	\$722
Subtotal	\$105,642	\$109,714
FIXED CHARGES (TAXES)	\$278,160	\$252,695
MATERIALS & SUPPLIES	\$1,108	\$1,127
EQUIPMENT- PURCHASE/LEASE	\$12,477	\$19,014
SERVICES OF CITY DEPARTMENTS		
Police	\$45,569	\$47,995
Real Estate Department	\$103,782	\$84,305
Tax Collector	\$400,875	\$450,682
Electricity Department	\$187,065	\$309,136
Controller - External Audit	\$0	\$8,510
Civil Service	\$47	\$48
Public Works		
Facilities Maintenance	\$25,908	\$31,129
Building Repair	\$0	\$3,772
Street Cleaning	\$0	\$5,331
Street Repair	\$0	\$5,410
Traffic & Parking Studies	\$7,565	\$8,655
City Engineer	\$57,092	\$61,189
Parking Stall Markings	\$36,187	\$37,458
Laguna Honda Lot Renovation	\$56,923	\$0
Building Inspection	\$966	\$2,641
Purchasing/ Reproduction	\$0	\$1,379
Insurance & Risk Reduction	\$1,145	\$822
PUC - Electricity	\$43,367	\$40,394
Maintenance	\$4,189	\$3,137
City Attorney Services	\$96,300	\$101,716
Subtotal	\$1,066,980	\$1,203,709
	-----	-----
GRAND TOTAL	\$1,647,997	\$1,783,274

SAN FRANCISCO PARKING AUTHORITY
Source of Off-Street Funds

SOURCE OF FUNDS	FY 1984/85	FY 1985/86	FY 1986/87
Meter Revenues	\$3,292,236	\$4,122,927	\$4,537,467
Performing Arts Garage	\$299,051	\$370,602	\$377,638
St. Mary's Square Garage	\$44,617	\$329,705 (a)	\$498,324
Vallejo Street Garage	\$289,614	\$355,799	\$380,766
Marshall Square Lot	\$0	\$95,571 (b)	\$132,061
Seventh/Harrison Lot	\$0	\$133,330 (b)	\$157,016
Sutter/Stockton Garage	\$0	\$1,983,642 (b)	\$1,495,227
TOTAL FUNDS AVAILABLE	\$3,925,518	\$7,391,576	\$7,578,499

(a) Represents 42% of Rental Fees Received. The Remaining 58% Goes To The Park and Recreation Department.

(b) In May 1985, Legislation Passed Authorizing Rental Fees Collected Be Placed Into the Off-Street Parking Fund.

SAN FRANCISCO PARKING AUTHORITY

SOURCE OF FUNDS

1985/86 & 1986/87 FISCAL YEARS

1985/86



1986/87



FUNDS GENERATED BY FACILITIES OVERSEEN BY PARKING AUTHORITY
1986-87 Fiscal Year

GARAGE OR LOT	General Fund	Off- Street Fund	City Parking Tax	Gross Receipts Tax	Possessory Interest Tax	Park & Recreation Department	Total Revenues Generated
Ellis- O'Farrell G	\$0	\$0	\$338,250	\$0	\$26,457	\$0	\$364,707
Fifth- Mission G	\$0	\$0	\$415,980	\$496,500	\$27,193	\$0	\$939,673
Golden Gateway G	\$1,586,165	\$0	\$508,920	\$0	\$4,611	\$0	\$2,099,696
Japan Center G	\$0	\$0	\$201,813	\$240,230	\$12,137	\$0	\$454,180
Marshall Square L	\$0	\$132,061	\$36,806	\$0	\$3,392	\$0	\$172,259
Moscone Center G	\$0	\$0	\$139,898	\$0	\$8,754	\$0	\$148,652
Performing Arts G	\$0	\$377,638	\$137,263	\$0	\$8,705	\$0	\$523,606
Polk-McAllister L	\$57,958	\$0	\$20,109	\$0	\$479	\$0	\$78,546
St. Mary's Square G	\$0	\$498,324	\$351,717	\$0	\$33,072	\$688,162	\$1,571,275
Seventh- Harrison L	\$0	\$157,016	\$43,840	\$0	\$5,317	\$0	\$206,173
Sutter- Stockton G	\$0	\$0	\$717,223	\$1,123,250	\$55,627	\$0	\$1,896,100
Vallejo Street G	\$0	\$380,766	\$104,568	\$0	\$9,629	\$0	\$494,963
SUBTOTAL	\$1,644,123	\$1,545,805	\$3,016,387	\$1,859,980	\$195,373	\$688,162	\$8,949,830
Metered Lots	\$0	\$317,969	\$0	\$0	\$0	\$0	\$317,969
GRAND TOTAL	\$1,644,123	\$1,863,774	\$3,016,387	\$1,859,980	\$195,373	\$688,162	\$9,267,799

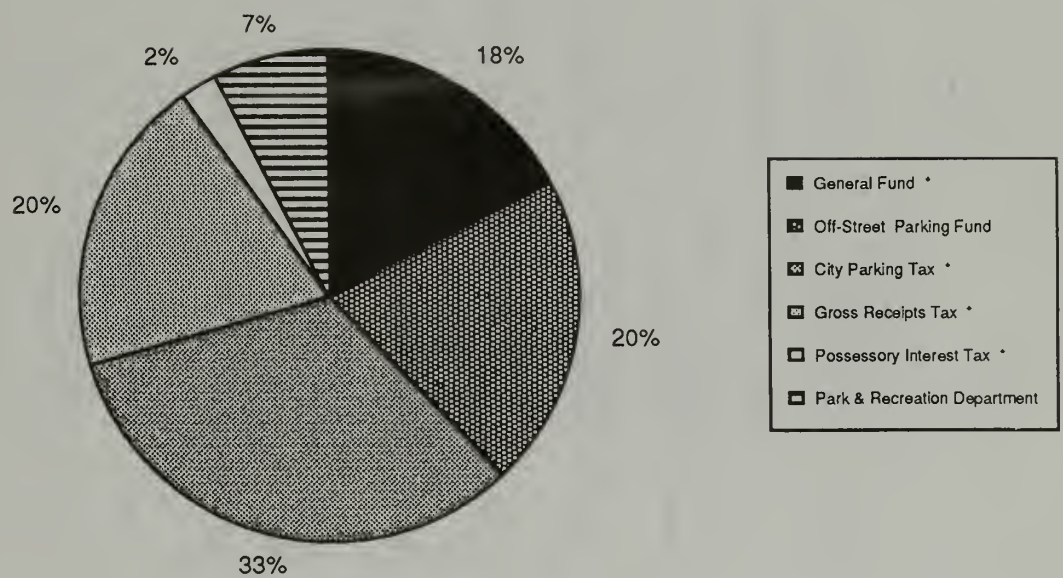
NOTES: Funds Are Those Generated Between May 1, 1986 - April 30, 1987.

A - Paid By Parking Authority

Polk-McAllister Lot Transferred To Parking Authority Management July 1, 1986.

**FUNDS GENERATED
BY PARKING FACILITIES OVERSEEN
BY PARKING AUTHORITY**

1986/87 Fiscal Year



SAN FRANCISCO PARKING AUTHORITY
Schedule of Leases and Rentals

Facility	Operator Lessee	OPERATORS LEASE			Minimum Rental	RENTAL 1986/87	REVENUES 1985/86	GROSS 1986/87	REVENUES 1985/86
		Yrs.	Beginning	Ending					
Ellis- O'Farrell	Pansini Corp.	5	5/1/85	4/30/90	100% Net Revenue	\$675,687	\$591,522	\$2,138,498	\$2,126,026
Fifth-Mission	S.E. Onarato	3	8/1/83	7/31/86	100% Net Revenue	\$358,137	\$68,291	\$2,095,870	\$1,932,739
Golden Gateway	Golden Gate Parking Company	5	8/1/86	7/31/91	80.674% gross \$75,000 min. per month	\$1,586,165 *	\$778,297	\$2,720,505	\$2,543,882
Japan Center	Japan Center Parking Inc.	50	3/1/65	11/3/15	100% Net Revenue	\$246,704	\$194,386	\$1,007,460	\$898,611
Marshall Square	San Francisco Parking Co.	5	9/1/84	8/31/89	71.764% gross \$4000 min. per month	\$132,061	\$110,663	\$184,011	\$154,204
Moscone Center	Golden Gate Parking Company	5	7/15/84	7/14/89	60.647% gross \$20,000 min. per month	\$424,531	\$407,752	\$700,004	\$672,337
Performing Arts	Five Star Parkings	5	10/1/83	9/30/88	53.56% gross No Minimum	\$377,638	\$370,602	\$705,076	\$691,939
Polk-McAllister	Golden Gate Parking Company	5	7/1/86	6/30/91	57.647% gross \$2500 min. per month	\$57,958 **	-	\$100,540	-
7th & Harrison	Golden Gate Parking Company	5	3/20/86	3/19/91	71.648% gross \$7000 min. per month	\$157,016	\$160,512	\$219,198	\$200,837
St. Mary's Square	Metropolitan Parking Corp.	7	10/1/85	9/30/92	64.28% gross \$60,000 min. per month	\$1,186,486	\$785,013	\$1,845,809	\$2,133,913
Sutter-Stockton	Systems Parking	5	5/16/82	5/15/87	100% net revenue	\$2,343,870	\$2,137,580	\$4,729,085	\$4,149,041
Vallejo Street	Metropolitan Parking Corp.	5	4/1/85	3/31/90	72.828% gross \$22,000 min. per month	\$380,766	\$255,799	\$522,829	\$488,547
TOTALS						\$7,927,019	\$5,860,417	\$16,968,885	\$15,992,076

NOTES: * Rental under Pansini Corp. (May - July, 1987) excluded.

** Commenced Operation July 1986

Non-profit corporations with a rental of 100% net revenue have a 50 year City lease.
Current operator lessees are under contract with the non-profit corporations.

SAN FRANCISCO PARKING AUTHORITY

Yearly Change In Transient Use Of Parking Facilities Fiscal Years 1985/86 AND 1986/87

FACILITY	Number Of Spaces	Average Transient Spaces	Days Of Operation	TRANSIENT 1985/86	VOLUME 1986/87	AVERAGE DAILY TURNOVER		P E R I O D C H A N G E	
						85/86	86/87	CARS	%
Ellis/O'Farrell G	760	652	365	791,931	832,657	3.33	3.50	40,726	5.14%
Fifth/Mission G	1,782	1,128	365	961,303	1,032,224	2.33	2.51	70,921	7.38%
Golden Gateway G	1,112	832	250	383,767	430,528	1.85	2.07	46,761	12.18%
Japan Center G	875	412	365	532,308	537,227	3.54	3.57	4,919	0.92%
Marshall Square L	127	127	365	63,325	77,675	1.37	1.68	14,350	22.66%
Moscone Center G	732	442	300	147,797	159,083	1.11	1.20	11,286	7.64%
Performing Arts G	612	555	365	232,695	230,715	1.15	1.14	-1,980	-0.85%
Polk/McAllister L	60	60	365	-	49,320 *	-	2.25	-	-
St. Mary's Sq. G	828	381	365	174,935	126,503	1.26	0.91	-48,432	-27.69%
Seventh/Harriso L	310	310	250	187,679	203,665	2.42	2.63	15,986	8.52%
Sutter/Stockton G	1,865	1,843	365	1,508,789 **	1,664,063	2.24	2.47	155,274	10.29%
Vallejo Street G	163	147	365	267,516	296,329	4.99	5.52	28,813	10.77%
TOTAL	9,226	6,889	340	5,252,045	5,639,989	2.24	2.40	338,624	6.45%

Notes: Unless Otherwise Noted Figures Are For Fiscal Year - May 1 thru April 30.

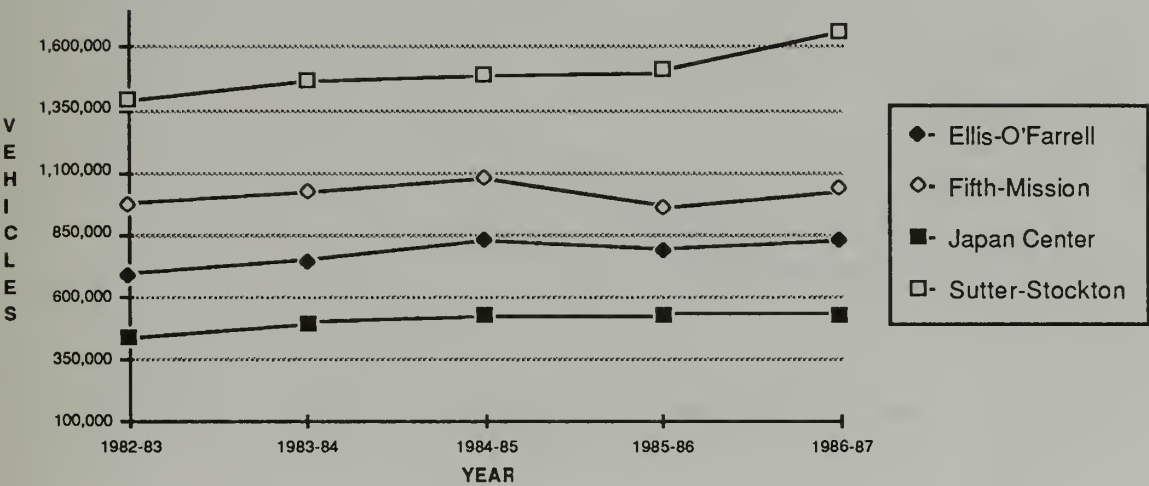
* Operation Began July 1986

** 1510 Spaces Available Thru November 1985; Thereafter 1865 Were Available.

G = garage

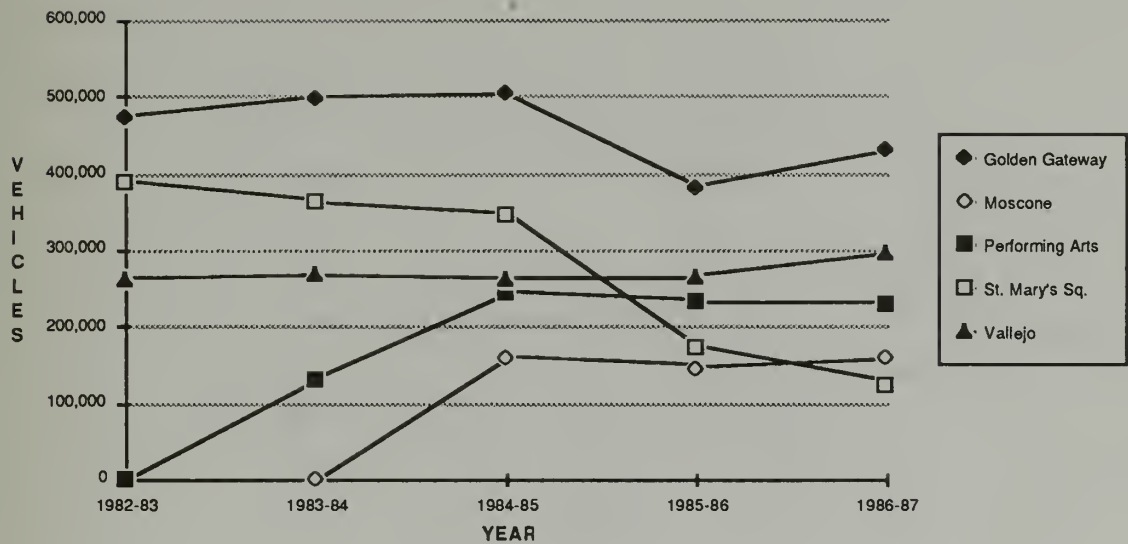
L = Lot

SAN FRANCISCO PARKING AUTHORITY **NON-PROFIT GARAGE VOLUME** Fiscal Years 1982-83 Thru 1986-87



	<u>1992-83</u>	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>
Ellis O'Farrell	695,120	748,831	831,779	791,931	832,657
Fifth Mission	976,802	1,022,859	1,078,693	961,303	1,032,224
Japan Center	442,509	501,349	526,315	532,308	532,227
Sutter Stockton	1,388,626	1,465,080	1,487,884	1,508,789	1,664,064

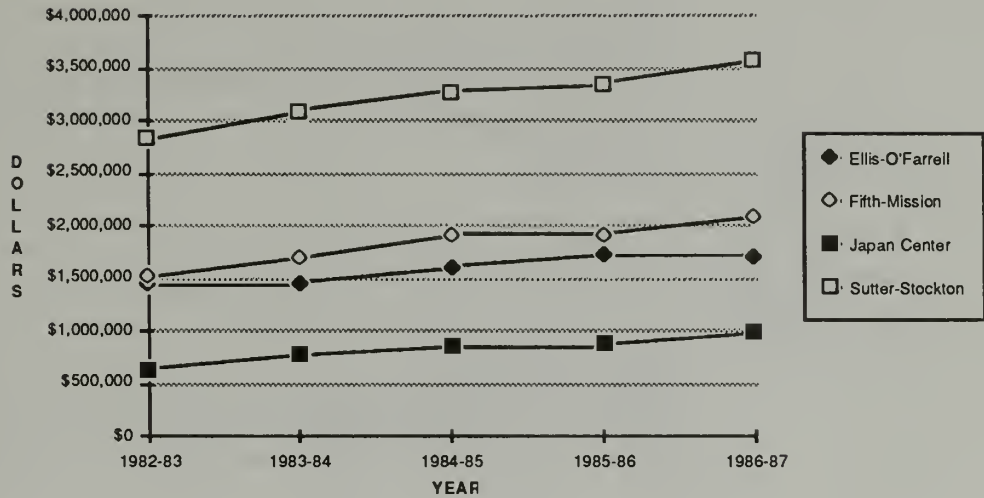
**SAN FRANCISCO PARKING AUTHORITY
LEASED GARAGE VOLUME
Fiscal Years 1982-83 Thru 1986-87**



	1982-83	1983-84	1984-85	1985-86	1986-87
Golden Gateway	474,327	500,053	504,864	383,767	430,528
Moscone	NA	NA	161,730	147,797	159,083
Performing Arts	NA	132,855	245,424	232,695	230,715
St. Mary's Square	391,267	364,780	348,030	174,935	126,503
Vallejo	263,171	268,800	264,242	267,516	296,329

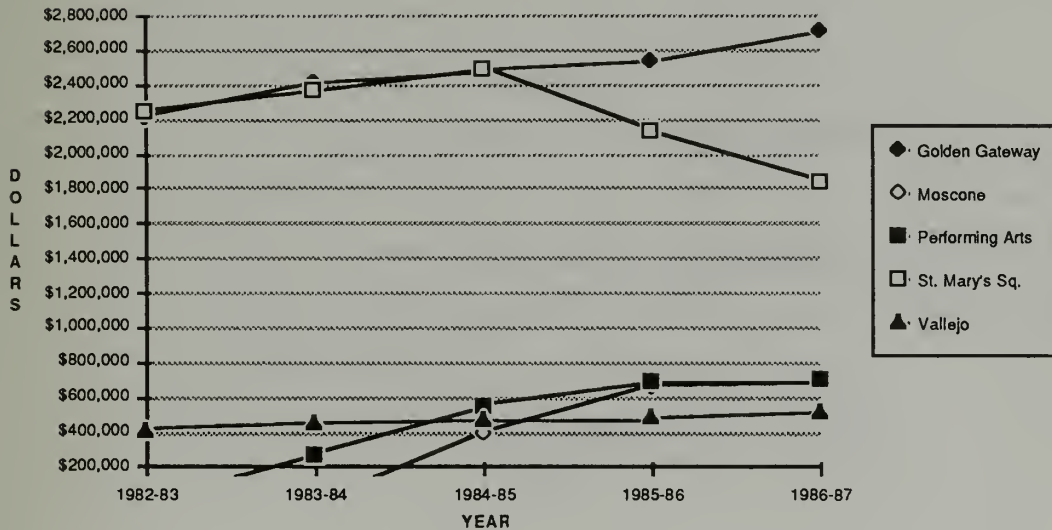
Note: The Moscone Garage Opened in July 1984.
The Performing Arts Garage Opened in August 1983.

SAN FRANCISCO PARKING AUTHORITY
NON-PROFIT GARAGE REVENUES
 Fiscal Years 1982-83 Thru 1986-87



	<u>1982-83</u>	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>
Ellis O'Farrell	\$1,450,910	\$1,465,820	\$1,616,717	\$1,728,703	\$1,710,381
Fifth-Mission	\$1,529,099	\$1,712,102	\$1,924,937	\$1,932,739	\$2,095,870
Japan Center	\$ 648,005	\$ 785,131	\$ 867,274	\$ 882,522	\$ 985,266
Sutter-Stockton	\$2,833,262	\$3,110,820	\$3,290,924	\$3,358,241	\$3,587,201

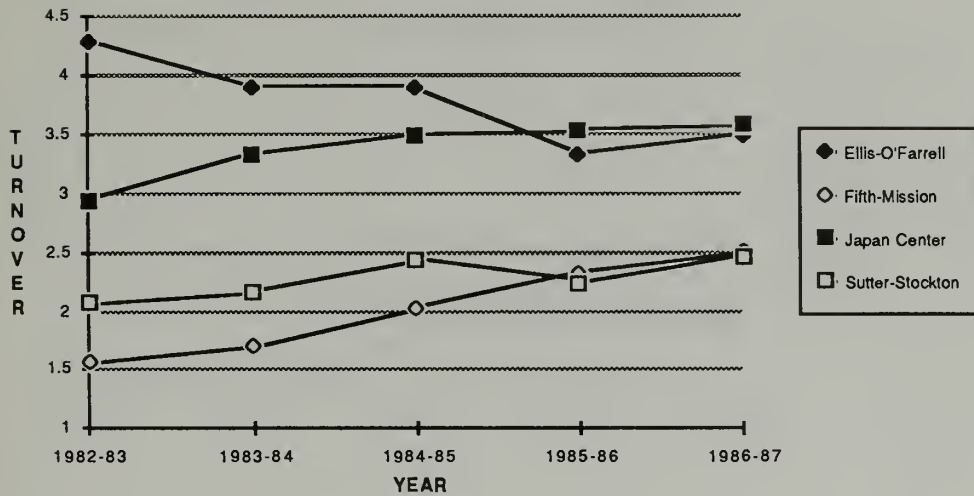
**SAN FRANCISCO PARKING AUTHORITY
LEASED GARAGE REVENUES
Fiscal Years 1982-83 Thru 1986-87**



	<u>1982-83</u>	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>
Golden Gateway	\$2,223,825	\$2,418,582	\$2,493,889	\$2,543,882	\$2,720,505
Moscone	NA	NA	\$ 407,331	\$ 672,337	\$ 700,004
Performing Arts	NA	\$ 280,009	\$ 558,348	\$ 691,939	\$ 705,076
St. Mary's Sq.	\$2,253,771	\$2,372,982	\$2,506,000	\$2,133,913	\$1,845,809
Vallejo	\$ 416,111	\$ 456,327	\$ 474,161	\$ 488,547	\$ 522,829

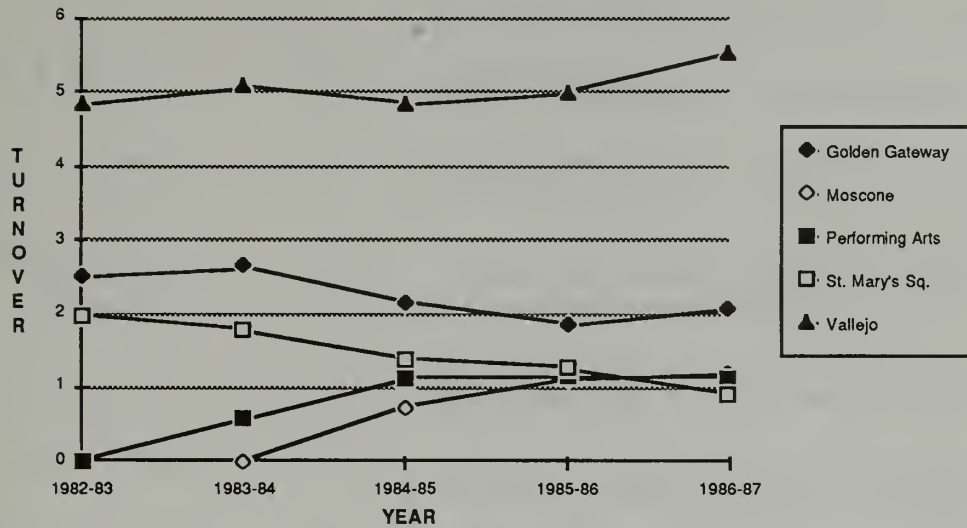
Note: The Moscone Garage Opened in July 1984.
The Performing Arts Garage Opened in August 1983.

SAN FRANCISCO PARKING AUTHORITY
NON-PROFIT GARAGE TRANSIENT TURNOVER
 Fiscal Years 1982-83 Thru 1986-87



	<u>1982-83</u>	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>
Ellis O'Farrell	4.30	3.91	3.90	3.33	3.50
Fifth-Mission	1.56	1.70	2.03	2.33	2.51
Japan Center	2.94	3.33	3.50	3.54	3.57
Sutter-Stockton	2.06	2.17	2.44	2.24	2.47

**SAN FRANCISCO PARKING AUTHORITY
LEASED GARAGE TRANSIENT TURNOVER
Fiscal Years 1982-83 Thru 1986-87**



	<u>1982-83</u>	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>
Golden Gateway	2.50	2.64	2.16	1.85	2.07
Moscone	NA	NA	0.74	1.11	1.20
Performing Arts	NA	0.58	1.14	1.15	1.14
St. Mary's Sq.	1.97	1.77	1.40	1.26	0.91
Vallejo	4.84	5.08	4.83	4.99	5.52

Note: The Moscone Garage Opened in July 1984.
The Performing Arts Garage Opened in August 1983.

SAN FRANCISCO PARKING AUTHORITY
Locations of Attended Parking Facilities

Garages	Spaces	Address and Location
-----	-----	-----
Ellis O'Farrell	760	123 O'Farrell Street (O'Farrell Street between Powell and Stockton Streets)
Fifth & Mission	1782	833 Mission Street (Mission Street between Fourth and Fifth Streets)
Golden Gateway	1112	250 Clay Street (Clay Street between Battery and Davis Streets)
Japan Center		
Main Garage	715	1660 Geary Blvd. between Buchanan and Webster Streets.
Fillmore Annex	160	Fillmore St. between Geary Blvd. & Post St.
Moscone Center	732	255 Third Street (Third Street between Howard and Folsom Streets)
Performing Arts	612	360 Grove Street (Grove Street between Gough and Franklin Streets)
St. Mary's Square	828	433 Kearny Street (Kearny Street between Pine and California Streets)
Sutter Stockton	1850	444 Stockton Street (Stockton Street between Sutter and Bush Streets)
Vallejo Street	161	766 Vallejo Street (Vallejo Street between Stockton and Powell Streets)

	8712	
 Lots		

Marshall Square Plaza	127	24 Grove Street (Grove Street between Hyde and Larkin Streets)
Seventh and Harrison	310	1009-11 Harrison Street (Harrison Street between Sixth and Seventh Streets)
Polk-McAllister	60	401 Polk Street (Corner of Polk and McAllister Streets)

	497	

SAN FRANCISCO PARKING AUTHORITY
Locations of Off-Street Metered Parking Facilities

Metered Areas	Spaces	Address and Location
CLEMENT		
8th Ave & Clement	33	320-324 8th Avenue (Between Geary Blvd. & Clement Street)
9th Ave & Clement	28	330 9th Avenue (Between Geary Blvd. & Clement Street)
EUREKA VALLEY		
17th St. & Castro St.	21	457 Castro Street (Between 17th and 18th Streets)
18th St. & Collingwood St.	20	4116 17th Street (Between Castro & Collingwood Streets)
EXCELSIOR		
Norton & Mission St.	30	20 Norton Street (Between Mission St. & Alemany Blvd.)
GEARY		
16th & Geary Blvd.	109	5200 Geary Blvd. (Between 16th & 17th Avenues)
18th & Geary Blvd.	36	419-23 18th Ave. (Between Geary Blvd. & Anza St.)
21th & Geary Blvd.	22	5732 Geary Blvd. (Between 21th and 22th Avenues)
LAKESIDE VILLAGE		
Junipero Serra Blvd. & Ocean	22	2500 Ocean Ave. (Corner Junipero Serra/ Ocean Ave.)
19th Ave & Ocean	21	3000 19th Avenue (Corner 19th Ave/ Ocean Ave.)
MARNIA		
Pierce St./Chesnut	114	3252 Pierce St. (Between Chestnut & Lombard Streets)
MISSION		
16th St./Hoff St.	115	20-80 Hoff Street (Between 16th Street & 17th Street)
24th St./Capp St.	20	1-11 Lilac Street (Corner of 24th and Capp Streets)
Mission/ Bartlett	371	50 Bartlett Street (Between 21th & 22th Streets)
NOE VALLEY		
24th St./Noe St.	16	4061 24th Street (Between Noe and Castro Streets)
POLK		
Bush St. /Polk St.	26	1360 Bush St. (Between Bush & Polk Streets)

SAN FRANCISCO PARKING AUTHORITY
Locations of Off-Street Metered Parking Facilities

Metered Areas	Spaces	Address and Location
PORTOLA		
Felton St/San Bruno	11	25 Felton Street (Between Girard St. and San Bruno Ave)
SUNSET		
6th Ave/ Irving St.	46	1355 6th Avenue (Between Irving and Judah Streets)
7th Ave/ Irving	35	7th Avenue (Between Irving and Judah Streets)
8th Ave./ Irving St.	35	1325 8th Avenue (Between Irving and Judah Streets)
20th Ave/ Irving St.	25	1275 20th Avenue (Between Irving St and Lincoln Way)
WEST PORTAL		
Claremont St/Ulloa	24	807-825 Ulloa Street (Corner Claremont Blvd/Ulloa Ave)
West Portal Ave & Vicente Street	20	174 West Portal Avenue(Between 14th Ave and Vicente St)
Total Off-Street Metered Spaces	1 200	

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PARKING AUTHORITY

ANNUAL REPORT
1987-88



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Lombard Street Garage - Opened December 1987

CITY AND COUNTY OF SAN FRANCISCO

HONORABLE ART AGNOS, Mayor

1987-88 ANNUAL REPORT

PARKING AUTHORITY CITY AND COUNTY OF SAN FRANCISCO

Q. TODD DICKINSON, Chairman

MICHAEL S. SALARNO, Vice Chairman

JAMES K. HO

JOHN PATRICK SHORT

JANE WINSLOW

**RAY KING
Director**

**KEVIN M. HAGERTY
Assistant Director**

HONORABLE ART AGNOS, Mayor

City and County of San Francisco

**SAN FRANCISCO PARKING AUTHORITY
1987-88 ANNUAL REPORT**

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Honorable Art Agnos
Mayor of San Francisco
200 City Hall
San Francisco CA 94102



Dear Mayor Agnos:

I am pleased to submit the San Francisco Parking Authority's Annual Report for the 1987/88 fiscal year. Following this transmittal letter is a project summary for the year ending June 30, 1988, listing activities in which the Parking Authority was involved. I would like to note the following highlights:

During the past year, the ten garages, three attended surface lots, and twenty-three neighborhood metered lots the Parking Authority oversees grossed \$22,118,086, of which \$8,184,136 went to the City's General Fund, \$3,709,236 went to the Off-Street Parking Fund, and \$664,870 went to the Park and Recreation Department. The balance of revenues goes toward maintenance and operation of these facilities. Additionally, the thirteen City parking facilities generated \$194,596 in Possessory Interest Tax to the General Fund.

Transient vehicle usage in the garages and attended lots under the jurisdiction of the Parking Authority increased to 6,193,163 during the past year. This represents an 511,401 vehicle or a nine percent increase from the year before. The large part of these increases occurred in three garages. Japan Center by 190,000, Sutter -Stockton by 97,723 and Fifth - Mission by 61,622. This available, inexpensive, short term parking has been cited as one of the major reasons for the increase in business activity in the Downtown Retail and Japan Center Retail and Entertainment Areas.

In December, the 205-parking space Lombard Street Garage opened for business. The facility, the first new City parking garage built in three years, was designed by the San Francisco architectural firm of Gordon Chong and Associates, and received a design award from the Institutional and Municipal Parking Congress. The Parking Authority thru the City's Department of Real Estate, is currently negotiating with the United States Postal Service to occupy the commercial space fronting Lombard Street.

Also in December the Authority used Off-Street Parking Fund money to acquire a site at the southwest corner of Polk and Bush Streets, and is carefully considering a joint public/private partnership in which private industry would lease the land and build a garage and commercial/retail space.

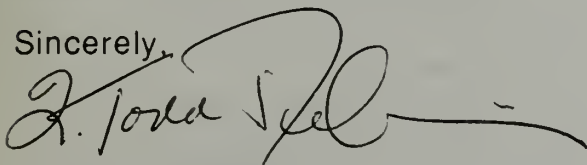
The Parking Authority has requested supplemental appropriations from the Off-Street Parking Fund totaling \$8.5 million for the acquisition of land in the Upper Fillmore and Chinatown areas, two of the top ten identified most crucial parking areas in the City. In both cases the Planning Commission has approved parking as being in conformity to Master Plan on these sites.

With the passage of Proposition F in the November 1987 election, the Parking Authority was authorized to issue lease revenue bonds for neighborhood parking. The Proposition provides the Parking Authority the opportunity to have the Off-Street Parking Fund reimbursed for new land acquisition when bonds are subsequently sold. The Parking Authority continues to explore the possibility of developing additional parking in the following neighborhood areas:

Castro-Upper Market Street
Inner Richmond
Glen Park
Noe Valley
North Beach
Outer Richmond
Van Ness Avenue

The Parking Authority would like to express its appreciation for the support it received from your office and that of former Mayor Dianne Feinstein. In addition, the Authority could not function without the cooperation of the Board of Supervisors and other City agencies who perform services on our behalf. We look forward to continued cooperation as we pursue additional parking in the neighborhoods of San Francisco.

Sincerely,

A handwritten signature in black ink, appearing to read "Q. Todd Dickinson", with a long horizontal flourish extending to the right.

Q. Todd Dickinson
Chairman

1987-88 PROJECT SUMMARY

Construction

Lombard Street Garage Construction
Ellis- O'Farrell Basement Ramp Expansion
Moscone Garage Drainage Repair

Leases

Marshall Square Plaza Parking Lot
Lombard Street Garage
Moscone Commercial Spaces
Geary Mall Lease Amendment
U. S. Post Office Lease - Lombard Garage
Diamond Market Parking Lot Lease
Lease Amendments (Garage Rate Increases)

Proposed Property Acquisitions

Churchill Alley-Vallejo Street Property
California Street/ Steiner Street Property
Washington Street/Van Ness Avenue Property
Green /Polk Street Property

Other Projects

Passage of Neighborhood Parking Bond Funding Program
(Proposition F, 1987 November Ballot)
Refinancing of Moscone Garage Bonds
Neighborhood Parking Facility Cleaning &
Landscape Maintenance Contract
Installation of Art Work - Lombard Street Garage
Installation of Art Work - Performing Arts Garage
Painting of Interior of Fifth/Mission Garage
Water Leakage Study at Japan Center Garage
Resolution of Litigation on Construction Problems -Mission
Bartlett Garage

SAN FRANCISCO PARKING AUTHORITY

Organization and Purpose

Organization:

The San Francisco Parking Authority is composed of:

Five Members appointed for four-year staggered terms by the Mayor and approved by the Board of Supervisors.

Staff is composed of four members: the Director, Assistant Director, Secretary and Accountant.

History and Purpose:

The Parking Law of 1949 recognized that the provision of additional parking facilities and the performance of all undertakings incidental to providing such facilities are public uses and purposes for which public money may be spent and private property acquired and are governmental functions.

Following passage of the Parking Law of 1949, the San Francisco Board of Supervisors created the Parking Authority of the City and County of San Francisco through the passage of Chapter 17 of the San Francisco Administrative Code. Mayor Elmer E. Robinson, in October 1949, appointed with the confirmation of the Board of Supervisors, the first Chairman and Members of the San Francisco Parking Authority.

The purpose of the Parking Authority is to:

1. Develop new off-street parking facilities within the City and County of San Francisco.
2. Manage existing off-street facilities (includes 23 neighborhood metered areas, six attended garages and three attended surface parking areas).
3. Oversee the management of four City-owned garages operated by non-profit corporations.
4. Advise the Mayor and the Board of Supervisors on all matters pertaining to off-street parking.

SAN FRANCISCO PARKING AUTHORITY
Source of Off-Street Funds

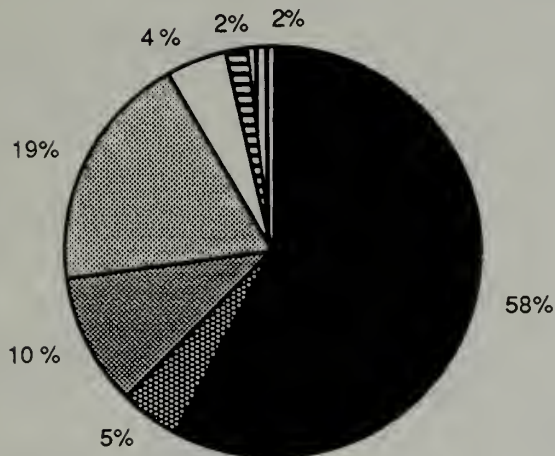
SOURCE OF FUNDS	F Y 1985/86	F Y 1986/87	F Y 1987/88
Meter Revenues	\$4,122,927	\$4,537,467	\$4,608,187
Performing Arts Garage	\$370,602	\$377,638	\$371,034
St. Mary's Square Garage *	\$329,705	\$498,324	\$459,983
Vallejo Street Garage	\$355,799	\$380,766	\$388,934
Marshall Square Lot	\$95,571	\$132,061	\$121,171
Seventh/Harrison Lot	\$133,330	\$157,016	\$150,568
Sutter/Stockton Garage	\$1,983,642	\$1,495,227	\$1,767,138
FUNDS AVAILABLE	<u>\$7,391,576</u>	<u>\$7,578,499</u>	<u>\$7,867,015</u>

* Represents 42% of Rental Fees Received. The Remaining 58% Goes To The Park and Recreation Department.

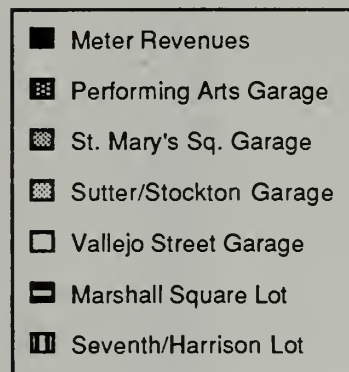
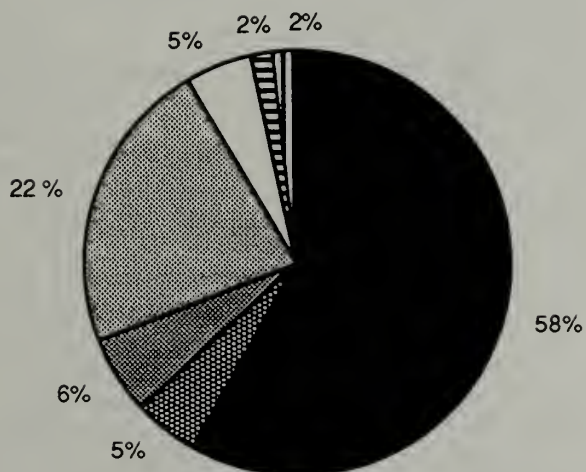
SAN FRANCISCO PARKING AUTHORITY SOURCE OF FUNDS

1986/87 and 1987/88 FISCAL YEARS

1986/87



1987/88



THE HISTORY OF THE CITY OF BOSTON

By
JOSEPH NEALE
Author of
"The History of the City of New York"
and
"The History of the City of Philadelphia"



SAN FRANCISCO PARKING AUTHORITY

STATEMENT OF DEPARTMENTAL EXPENDITURES

Fiscal Years 1986-87 & 1987-88

Ending June 30

	1986-87	EXPENSES	1987-88	EXPENSES
SALARIES & BENEFITS				
Staff Salaries	\$151,806		\$163,235	
Commission Salaries	\$3,350		\$2,700	
Fringe Benefits	\$41,859		\$45,136	
Subtotal		\$197,015		\$211,071
CONTRACTUAL SERVICES				
Rental of Property	\$37,044		\$45,609	
Membership Dues	\$175		\$235	
Telephone	\$4,174		\$4,739	
Postage	\$2,000		\$2,200	
Equipment Maintenance	\$3,828		\$5,522	
Printing	\$56		\$171	
Training	\$100		\$0	
Travel	\$685		\$929	
Auto Reimbursement	\$995		\$725	
Lot Maintenance	\$59,935		\$71,554	
Misc.	\$722		\$822	
Subtotal		\$109,714		\$132,506
FIXED CHARGES (TAXES)		\$252,695		\$300,488
MATERIALS & SUPPLIES		\$1,127		\$1,157
EQUIPMENT- PURCHASE/LEASE		\$19,014		\$4,074
SERVICES OF CITY DEPARTMENTS				
Police	\$47,995		\$58,714	
Real Estate Department	\$84,305		\$126,977	
Tax Collector	\$450,682		\$511,690	
Electricity Department	\$309,136		\$310,266	
Controller - External Audit	\$8,510		\$0	
Civil Service	\$48		\$112	
Public Works				
Facilities Maintenance	\$31,129		\$71,858	
Building Repair	\$3,772		\$0	
Street Cleaning	\$5,331		\$12,091	
Street Repair	\$5,410		\$0	
Traffic & Parking Studies	\$8,655		\$4,746	
City Engineer	\$61,189		\$58,989	
Parking Stall Markings	\$37,458		\$17,993	
Building Inspection	\$2,641		\$244	
Purchasing/ Reproduction	\$1,379		\$2,627	
Insurance & Risk Reduction	\$822		\$998	
PUC - Electricity	\$40,394		\$50,108	
Maintenance	\$3,137		\$2,891	
City Attorney Services	\$101,716		\$101,716	
St. Mary's Sq. Ventilation Repair	\$0		\$36,960	
Vallejo St. Gar Ventilation Repair	\$0		\$24,308	
Subtotal		\$1,203,709		\$1,393,288
GRAND TOTAL		<u>\$1,783,274</u>		<u>\$2,042,584</u>

FUNDS GENERATED BY FACILITIES OVERSEEN BY PARKING AUTHORITY
1987-88 Fiscal Year

GARAGE OR LOT	General Fund	Off- Street Fund	City Parking Tax	Gross Receipts Tax	Possessory Interest Tax	Park & Recreation Department	Total Revenues Generated
Ellis- O'Farrell	\$0	\$0	\$347,082	\$0	\$26,986	\$0	\$374,068
Fifth- Mission	\$0	\$0	\$457,187	\$575,117	\$27,737	\$0	\$1,060,041
Golden Gateway	\$2,283,557	\$0	\$554,254	\$0	\$0	\$0	\$2,837,811
Japan Center	\$0	\$0	\$229,650	\$288,109 (a)	\$12,379 (a)	\$0	\$530,138
Lombard Street	\$0	\$47,333	\$5,856	\$0	\$0	\$0	\$53,189 (b)
Marshall Square	\$0	\$121,171	\$37,030	\$0	\$3,481	\$0	\$161,682
Moscone Center	\$503,544	\$0	\$157,394	\$0	\$8,929	\$0	\$669,867
Performing Arts	\$0	\$371,034	\$140,137	\$0	\$8,879	\$0	\$520,050
Polk-McAllister	\$86,886	\$0	\$30,145	\$0	\$488	\$0	\$117,519
St. Mary's Square	\$0	\$459,983	\$338,066	\$0	\$33,734	\$635,214	\$1,466,997
Seventh- Harrison	\$0	\$150,568	\$42,031	\$0	\$5,423	\$0	\$198,022
Sutter- Stockton	\$0	\$1,767,138	\$764,202	\$1,187,500	\$56,739	\$0	\$3,775,579
Vallejo Street	\$0	\$388,934	\$106,825	\$0	\$9,821	\$0	\$505,580
SUBTOTAL	\$2,873,987	\$3,306,161	\$3,209,859	\$2,050,726	\$194,596	\$635,214	\$12,270,543
Metered Lots	\$0	\$327,000	\$0	\$0	\$0	\$0	\$327,000
GRAND TOTAL	\$2,873,987	\$3,633,161	\$3,209,859	\$2,050,726	\$194,596	\$635,214	\$12,597,543

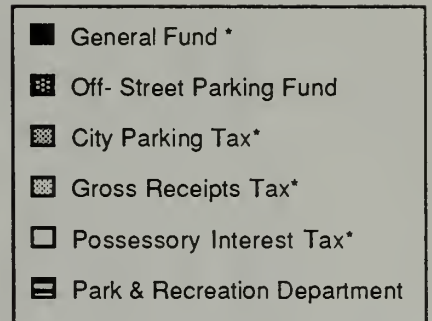
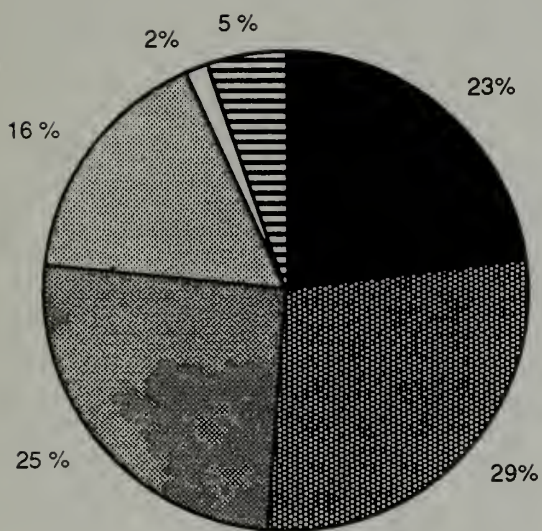
NOTES: Funds Are Those Generated Between May 1, 1987 - April 30, 1988.

(a) - Paid By Parking Authority

(b) - Garage Opened December 10, 1987

FUNDS GENERATED BY PARKING FACILITIES OVERSEEN BY PARKING AUTHORITY

1987/88 Fiscal Year



* General Fund Monies

SAN FRANCISCO PARKING AUTHORITY
Schedule of Leases and Rentals

Facility	Operator Lessee	OPERATORS LEASE		Minimum Rental	RENTAL 1987/88	REVENUES 1986/87	GROSS 1987/88	REVENUES * 1986/87
		Yrs.	Beginning Ending					
Ellis- O'Farrell	Pansini Corp.	5	5/1/85 4/30/90	100% Net Revenue	\$682,762	\$597,472	\$2,196,489	\$2,123,329
Fifth-Mission	S.E. Onarato	1	8/1/87 7/31/88	100% Net Revenue	\$510,102	\$327,372	\$2,300,554	\$2,083,407
Golden Gateway	Golden Gate Parking Company	5	8/1/86 7/31/91	80.674% gross \$75,000 min. / month	\$2,283,557	\$1,586,165 (a)	\$2,830,600	\$2,720,505
Japan Center	Pansini Corp.	30	3/1/85 11/3/15	100% Net Revenue	\$356,889	\$227,036	\$1,192,093	\$1,007,032
Lombard Street	Five Star Parking Company	5	12/10/87 12/9/92	67.18% gross \$10,000 min. / month	\$47,333 (b)	-	\$35,137 (b)	-
Marshall Square	City Parking Company	5	8/1/87 7/31/92	64.19% gross \$4000 min. / month	\$121,171	\$132,061	\$185,114	\$184,011
Moscone Center	Golden Gate Parking Company	5	7/15/84 7/14/89	60.647% gross \$20,000 min./ month	\$503,544	\$424,531	\$786,972	\$700,004
Performing Arts	Five Star Parking	5	10/1/83 9/30/88	53.56% gross No Minimum	\$371,034	\$377,638	\$700,784	\$705,076
Polk-McAllister	Golden Gate Parking Company	5	7/1/86 6/30/91	57.647% gross \$2500 min. / month	\$86,886	\$57,958 (c)	\$150,719	\$100,540 (c)
7th & Harrison	Golden Gate Parking Company	5	3/20/86 3/19/91	71.648% gross \$7000 min. / month	\$150,568	\$157,016	\$210,152	\$219,198
St. Mary's Square	Metropolitan Parking Corp.	7	10/1/85 9/30/92	64.28% gross \$60,000 min./ month	\$1,095,197	\$1,186,486	\$1,740,579	\$1,845,809
Sutter-Stockton	System Parking	5	5/16/82 8/15/88	100% net revenue	\$2,198,177	\$1,919,393	\$4,749,296	\$4,721,200
Vallejo Street	Metropolitan Parking Corp.	5	4/1/85 3/31/90	72.828% gross \$22,000 min. / month	\$388,934	\$380,766	\$534,044	\$522,829
TOTALS					\$8,796,154	\$7,373,894	\$17,612,533	\$16,932,940

NOTES: * Excludes City Parking Tax.

(a) Rental under Pansini Corp. (May - July, 1986) excluded.

(b) Commenced Operation December 10, 1987; (c) Commenced Operation July 1986.

Non-profit corporations with a rental of 100% net revenue have a 50 year City Lease;

Garage operators at non-profit garages are under contract with the non-profit corporations.

(Source: City Controller's Office)

SAN FRANCISCO PARKING AUTHORITY

Yearly Change In Transient Use Of Parking Facilities Fiscal Years 1986/87 And 1987/88

FACILITY	Number Of Spaces	Average Transient Spaces	Days Of Operation	TRANSIENT		VOLUME		AVERAGE DAILY TURNOVER		P E R I O D C H A N G E	
				1986/87	1987/88	1986/87	1987/88	86/87	87/88	CARS	%
Ellis/O'Farrell G	760	670	365	832,657	862,574	3.50	3.53	29,917	3.59%		
Fifth/Mission G	1,782	1,032	365	1,032,224	1,093,846	2.51	2.90	61,622	5.97%		
Golden Gateway G	1,112	787	250	430,528	458,374	2.07	2.33	27,846	6.47%		
Japan Center G	875	555	365	579,000 (a)	769,016	2.86	3.80	190,016	32.82%		
Lombard Street G	205	205	143	-	28,253 (b)	-	0.96	28,253	-		
Marshall Square L	127	127	365	77,675	78,884	1.68	1.70	1,209	1.56%		
Moscone Center G	732	454	300	159,083	184,573	1.20	1.36	25,490	16.02%		
Performing Arts G	612	552	365	230,715	246,608	1.14	1.22	15,893	6.89%		
Polk/McAllister L	60	60	365	49,320 (c)	70,866	2.25	3.24	21,546	43.69%		
St. Mary's Sq. G	828	378	365	126,503	129,136	0.91	0.94	2,633	2.08%		
Seventh/Harriso L	310	310	250	203,665	201,081	2.63	2.59	-2,584	-1.27%		
Sutter/Stockton G	1,865	1,842	365	1,664,063	1,761,786	2.47	2.62	97,723	5.87%		
Vallejo Street G	163	147	365	296,329	308,166	5.52	5.74	11,837	3.99%		
TOTAL	9,431	6,914	325	5,681,762	6,193,163	2.53	2.75	511,401	9.00%		

Notes: Unless Otherwise Noted Figures Are For Fiscal Year - May 1 thru April 30.

G = garage

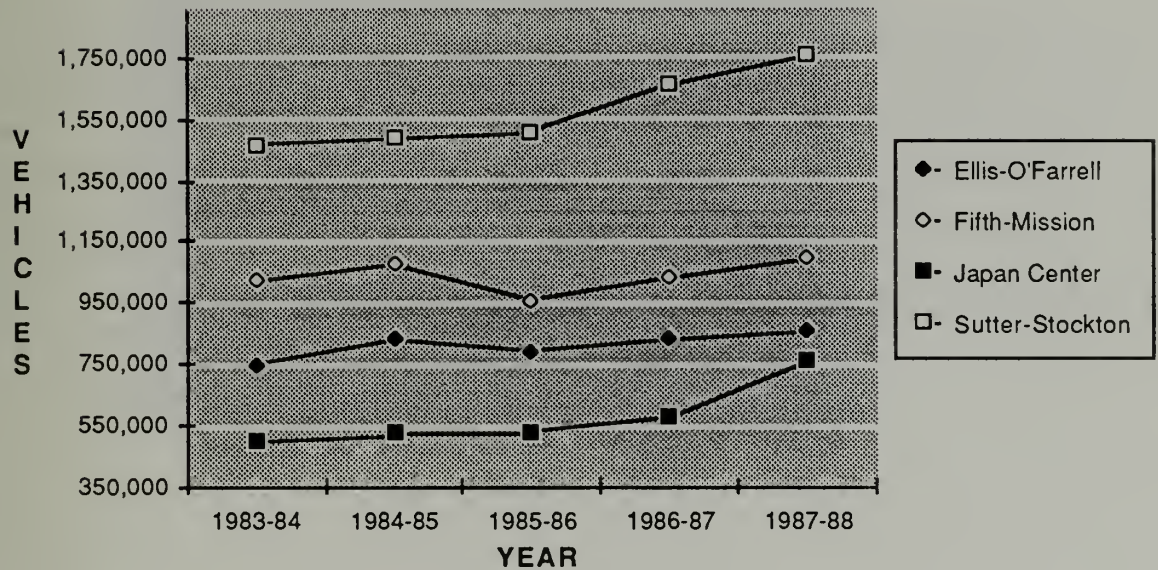
L = Lot

(a) Estimated Volume, Actual Figures Not Available

(b) Operation Began December 10, 1987

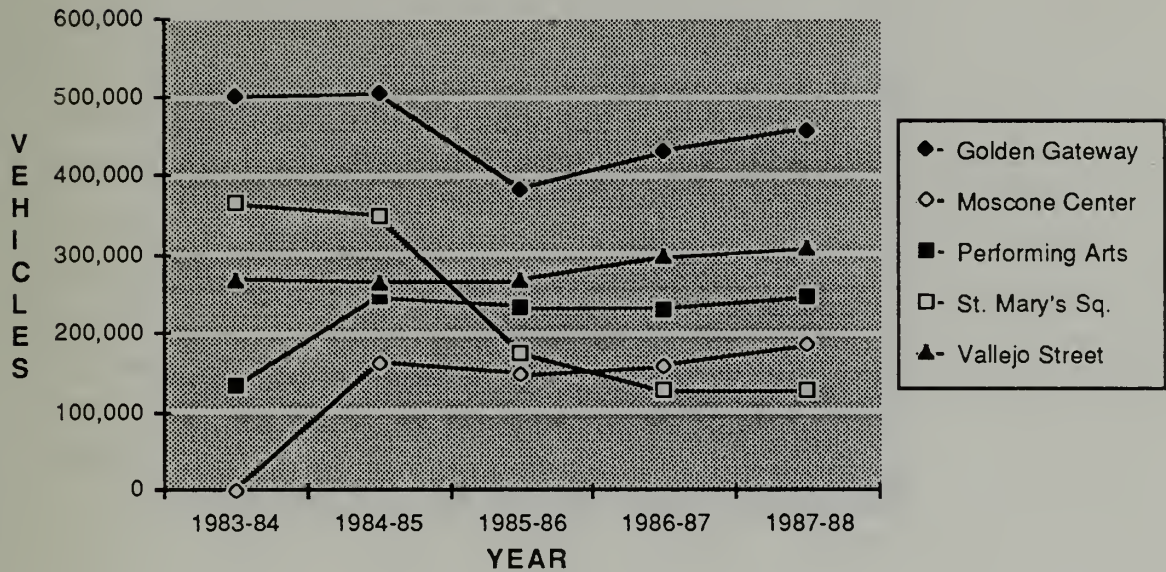
(c) Operation Began July 1, 1986

**SAN FRANCISCO PARKING AUTHORITY
NON-PROFIT GARAGE TRANSIENT VOLUME
Fiscal Years 1983-84 Thru 1987-88**



	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>	<u>1987-88</u>
Ellis O'Farrell	748,831	831,779	791,931	832,657	862,574
Fifth Mission	1,022,859	1,078,693	961,303	1,032,224	1,093,846
Japan Center	501,349	526,315	532,308	579,000	769,016
Sutter Stockton	1,465,080	1,487,884	1,508,789	1,664,064	1,761,786

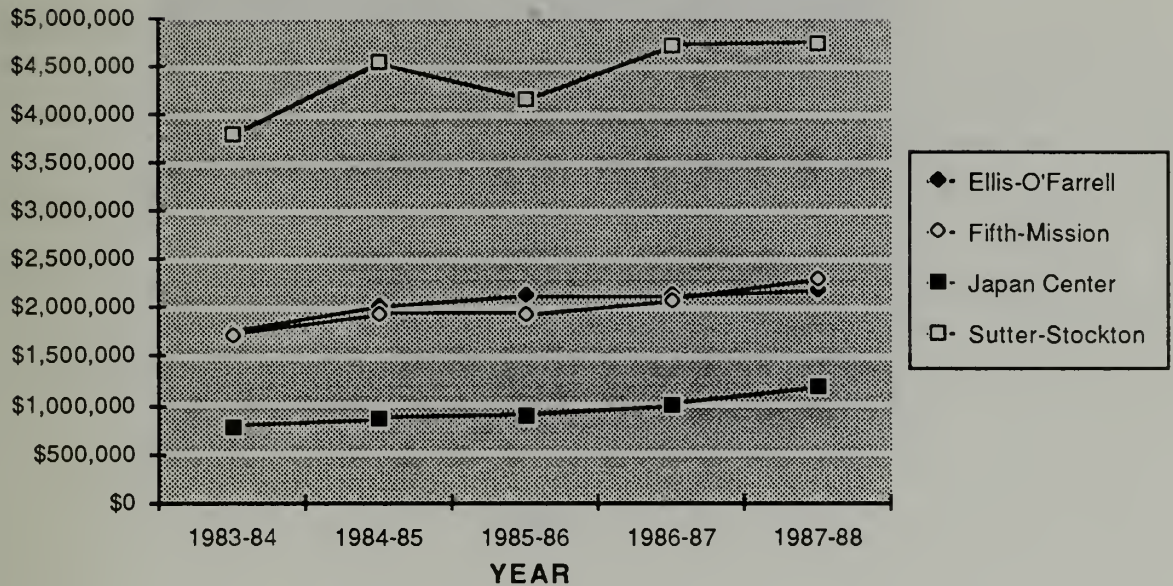
**SAN FRANCISCO PARKING AUTHORITY
LEASED GARAGE TRANSIENT VOLUME
Fiscal Years 1983-84 Thru 1987-88**



	1983-84	1984-85	1985-86	1986-87	1987-88
Golden Gateway	500,053	504,864	383,767	430,528	458,374
Moscone Center	NA	161,730	147,797	159,083	184,573
Performing Arts	132,855	245,424	232,695	230,715	246,608
St. Mary's Square	364,780	348,030	174,935	126,503	129,136
Vallejo Street	268,800	264,242	267,516	296,329	308,166

Note: The Moscone Garage Opened in July 1984.
The Performing Arts Garage Opened in August 1983.

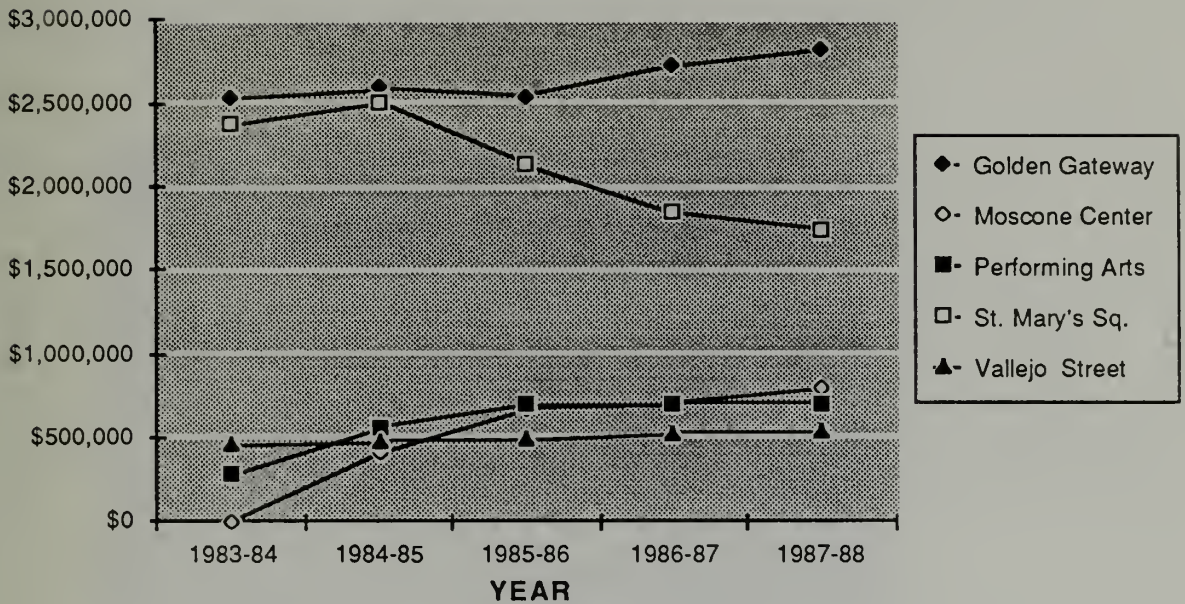
**SAN FRANCISCO PARKING AUTHORITY
NON-PROFIT GARAGE REVENUES
Fiscal Years 1983-84 Thru 1987-88**



	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>	<u>1987-88</u>
Ellis O'Farrell	\$1,756,372	\$2,015,377	\$2,126,026	\$2,123,329	\$2,196,489
Fifth-Mission	\$1,730,835	\$1,949,265	\$1,932,739	\$2,083,407	\$2,300,554
Japan Center	\$ 789,079	\$ 867,274	\$ 898,611	\$1,007,032	\$1,192,093
Sutter-Stockton	\$3,782,492	\$4,530,071	\$4,149,041	\$4,721,200	\$4,749,296

Note: Revenues Shown Exclude 20% City Parking Tax

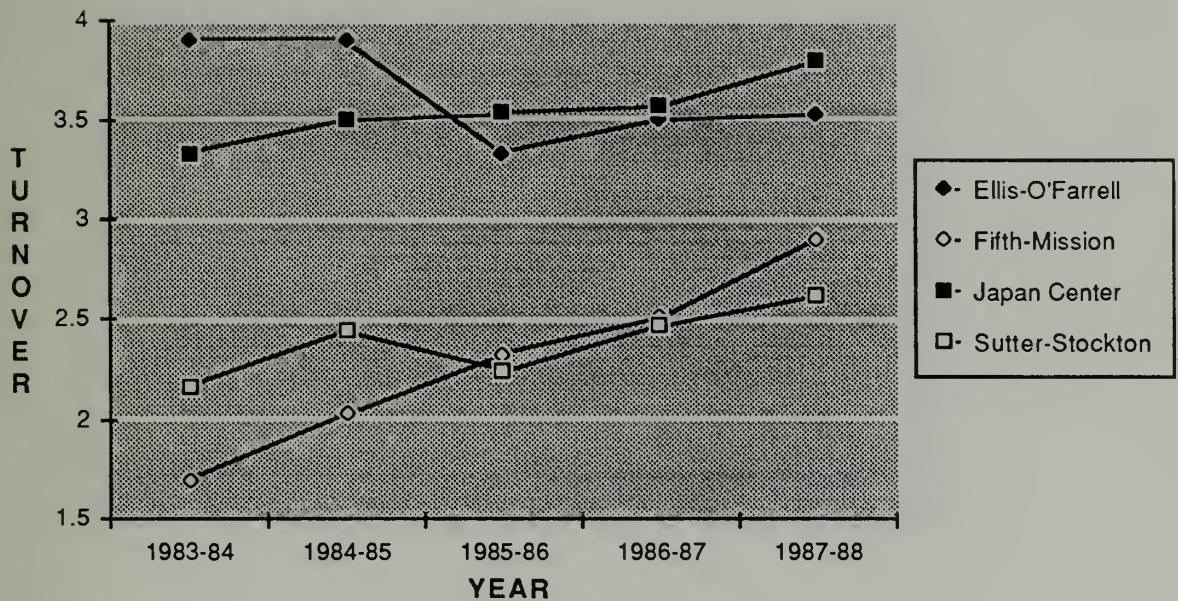
**SAN FRANCISCO PARKING AUTHORITY
LEASED GARAGE REVENUES
Fiscal Years 1983-84 Thru 1987-88**



	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>	<u>1987-88</u>
Golden Gateway	\$ 2,533,665	\$ 2,592,712	\$ 2,543,882	\$ 2,720,505	\$ 2,830,600
Moscone Center	NA	\$ 407,331	\$ 672,337	\$ 700,004	\$ 786,972
Performing Arts	\$ 280,009	\$ 558,348	\$ 691,939	\$ 705,076	\$ 700,784
St. Mary's Sq.	\$ 2,372,982	\$ 2,506,000	\$ 2,133,913	\$ 1,845,809	\$ 1,740,579
Vallejo Street	\$ 456,327	\$ 474,161	\$ 488,547	\$ 522,829	\$ 534,044

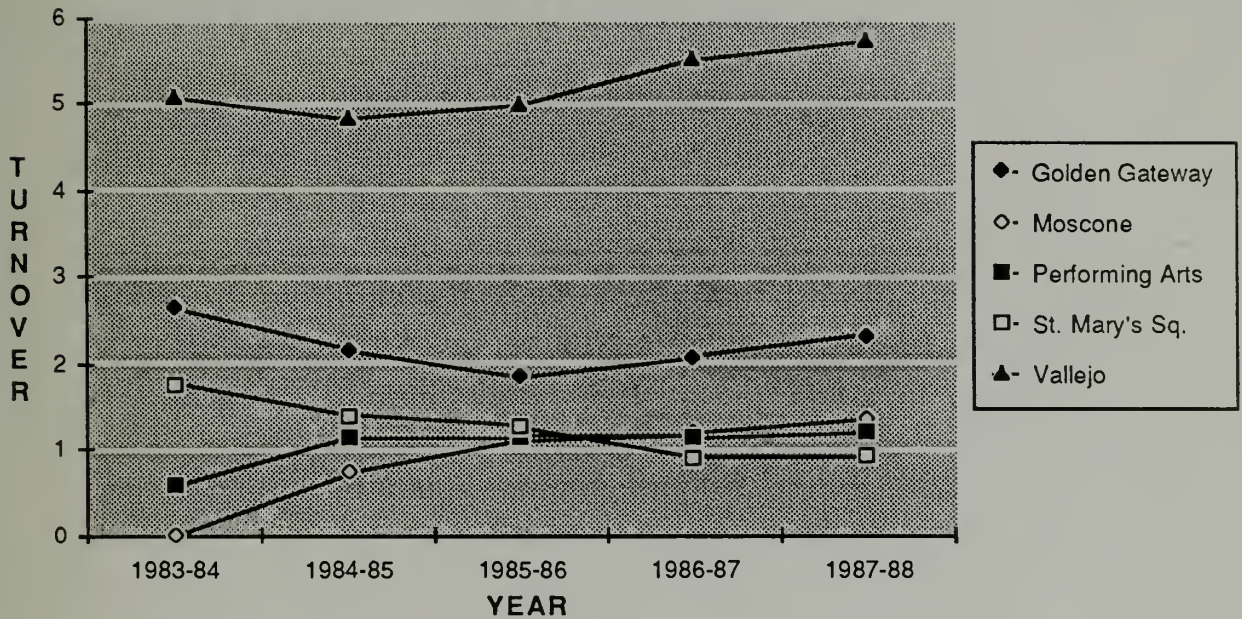
Notes: Revenues Shown Exclude 20% City Parking Tax
The Moscone Garage Opened in July 1984.
The Performing Arts Garage Opened in August 1983.

**SAN FRANCISCO PARKING AUTHORITY
NON-PROFIT GARAGE TRANSIENT TURNOVER
Fiscal Years 1983-84 Thru 1987-88**



	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>	<u>1987-88</u>
Ellis O'Farrell	3.91	3.90	3.33	3.50	3.53
Fifth-Mission	1.70	2.03	2.33	2.51	2.90
Japan Center	3.33	3.50	3.54	3.57	3.80
Sutter-Stockton	2.17	2.44	2.24	2.47	2.62

**SAN FRANCISCO PARKING AUTHORITY
LEASED GARAGE TRANSIENT TURNOVER
Fiscal Years 1983-84 Thru 1987-88**



	<u>1983-84</u>	<u>1984-85</u>	<u>1985-86</u>	<u>1986-87</u>	<u>1987-88</u>
Golden Gateway	2.64	2.16	1.85	2.07	2.33
Moscone Center	NA	0.74	1.11	1.20	1.36
Performing Arts	0.58	1.14	1.15	1.14	1.22
St. Mary's Sq.	1.77	1.40	1.26	0.91	0.94
Vallejo Street	5.08	4.83	4.99	5.52	5.74

Note: The Moscone Garage Opened in July 1984.
The Performing Arts Garage Opened in August 1983.

**LOCATIONS OF PARKING FACILITIES
OVERSEEN BY
SAN FRANCISCO PARKING AUTHORITY**

SAN FRANCISCO PARKING AUTHORITY
Locations of Attended Parking Facilities

Garages	Spaces	Address and Location
-----	-----	-----
Ellis O'Farrell	760	123 O'Farrell Street (O'Farrell Street between Powell and Stockton Streets)
Fifth & Mission	1782	833 Mission Street (Mission Street between Fourth and Fifth Streets)
Golden Gateway	1112	250 Clay Street (Clay Street between Battery and Davis Streets)
Japan Center		
Main Garage	715	1660 Geary Blvd. between Buchanan and Webster Streets.
Fillmore Annex	160	Fillmore St. between Geary Blvd. & Post St.
Lombard Street	205	2055 Lombard Street (Lombard Street between Fillmore and Webster Streets)
Moscone Center	732	255 Third Street (Third Street between Howard and Folsom Streets)
Performing Arts	612	360 Grove Street (Grove Street between Gough and Franklin Streets)
St. Mary's Square	828	433 Kearny Street (Kearny Street between Pine and California Streets)
Sutter Stockton	1865	444 Stockton Street (Stockton Street between Sutter and Bush Streets)
Vallejo Street	163	766 Vallejo Street (Vallejo Street between Stockton and Powell Streets)

	8934	

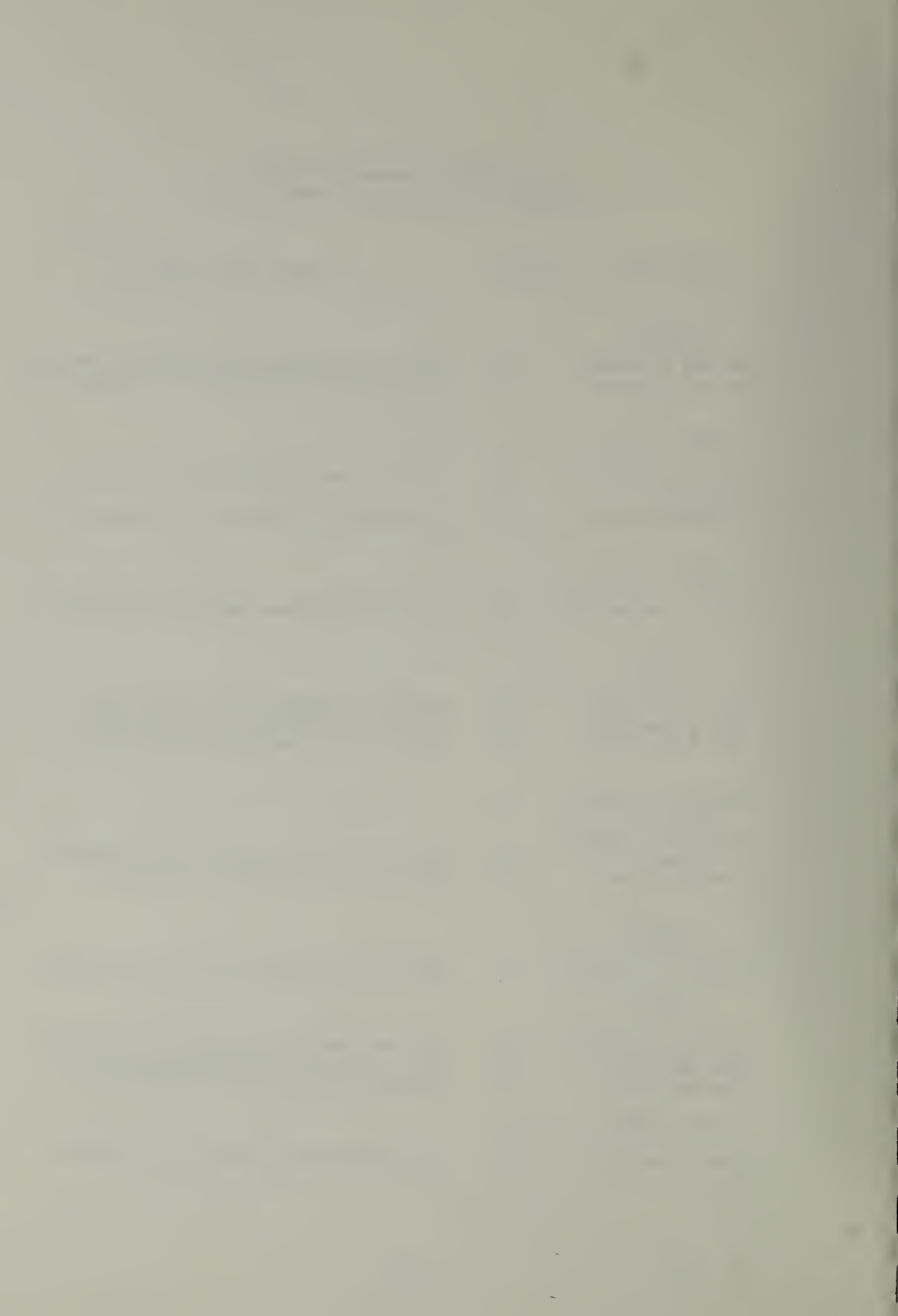
Lots		

Marshall Square Plaza	127	24 Grove Street (Grove Street between Hyde and Larkin Streets)
Seventh and Harrison	310	1009-11 Harrison Street (Harrison Street between Sixth and Seventh Streets)
Polk-McAllister	60	401 Polk Street (Corner of Polk and McAllister Streets)

	497	

SAN FRANCISCO PARKING AUTHORITY
Locations of Off-Street Metered Parking Facilities

Metered Areas	Spaces	Address and Location
CLEMENT		
8th Ave & Clement	33	320-324 8th Avenue (Between Geary Blvd. & Clement Stre
9th Ave & Clement	28	330 9th Avenue (Between Geary Blvd. & Clement Street)
EUREKA VALLEY		
17th St. & Castro St.	21	457 Castro Street (Between 17th and 18th Streets)
18th St. & Collingwood St.	20	4116 18th Street (Between Castro & Collingwood Streets)
EXCELSIOR		
Norton & Mission St.	30	20 Norton Street (Between Mission St. & Alemany Blvd.)
GEARY		
16th & Geary Blvd.	109	5200 Geary Blvd. (Between 16th & 17th Avenues)
18th & Geary Blvd.	36	419-23 18th Ave. (Between Geary Blvd. & Anza St.)
21th & Geary Blvd.	22	5732 Geary Blvd. (Between 21th and 22th Avenues)
LAKESIDE VILLAGE		
Junipero Serra Blvd. & Ocean	22	2500 Ocean Ave. (Corner Juniperro Serra/ Ocean Ave.)
19th Ave & Ocean	21	3000 19th Avenue (Corner 19th Ave/ Ocean Ave.)
MARNIA		
Pierce St./Chesnut	114	3252 Pierce St. (Between Chestnut & Lombard Streets)
MISSION		
16th St./Hoff St.	115	20-80 Hoff Street (Between 16th Street & 17th Street)
24th St./Capp St.	20	1-11 Lilac Street (Corner of 24th and Capp Streets)
Mission/ Bartlett	371	50 Bartlett Street (Between 21th & 22th Streets)
NOE VALLEY		
24th St./Noe St.	16	4061 24th Street (Between Noe and Castro Streets)

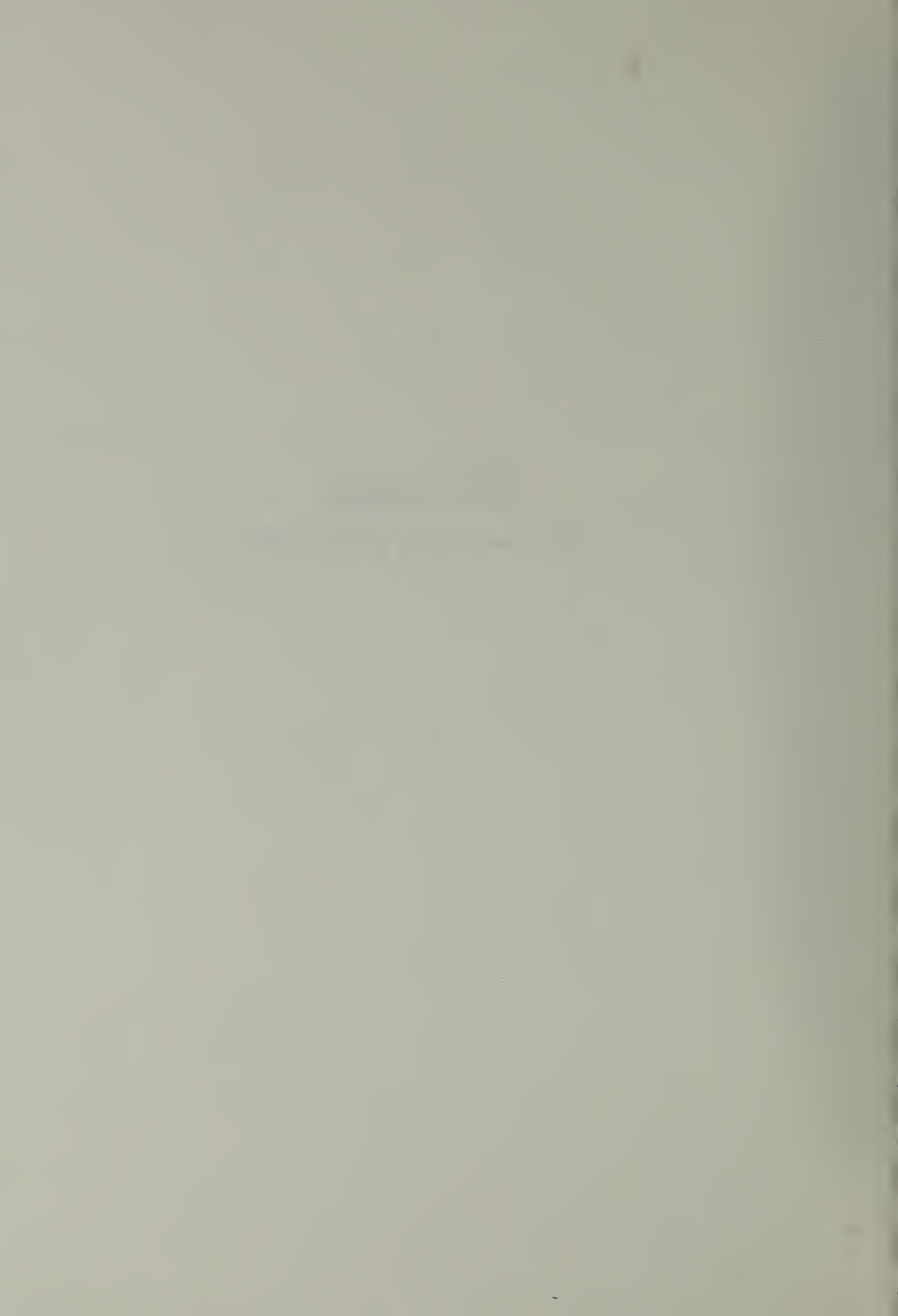


SAN FRANCISCO PARKING AUTHORITY
Locations of Off-Street Metered Parking Facilities

Metered Areas	Spaces	Address and Location
POLK		
Bush St. /Polk St.	26	1360 Bush St. (Between Bush & Polk Streets)
PORTOLA		
Felton St/San Bruno	11	25 Felton Street (Between Girard St. and San Bruno Ave)
SUNSET		
6th Ave/ Irving St.	46	1355 6th Avenue (Between Irving and Judah Streets)
7th Ave/ Irving	35	1340 7th Avenue (Between Irving and Judah Streets)
8th Ave./ Irving St.	35	1325 8th Avenue (Between Irving and Judah Streets)
20th Ave/ Irving St.	25	1275 20th Avenue (Between Irving St and Lincoln Way)
WEST PORTAL		
Claremont St/Ulloa	24	807-825 Ulloa Street (Corner Claremont Blvd/Ulloa Ave)
West Portal Ave & Vicente Street	20	174 West Portal Avenue(Between 14th Ave and Vicente St)
Total Off-Street Metered Spaces	1200	

**PARKING GARAGE
ACTIVITY SUMMARY**

(For Year Ending April 30, 1988)



CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: ELLIS/O'FARRELL
Address: 123 O'Farrell Street

Parking Area:

Number of Floors: 7
Size: 222,466 square feet

Spaces: 760

Transient: 670
Monthly: 90

Retail Space:

Size: 12,100 Square Feet Tenants: 6

Area Serviced: Downtown Retail
Predominant User: Shoppers

Type of Parking: Semi-Attendant- O'Farrell Street Entrance
Attendant - Ellis Street Entrance

Hours of Operation: 24 Hours

Vehicles Parked (Yr. ended April 30, 1988): 886,334
Daily Average - Transient Turnover: 3.53

Gross Income (Yr. ended April 30, 1988): \$ 2,515,883

Parking: \$ 2,108,803
Commercial: \$ 407,080

Pricing: Inexpensive At Low End

Fee Range:

Transient: \$.65/ 1st Hour to \$14.00/ 24 Hr. Max.
Monthly: \$156.55 Roof
\$182.65 Inside

(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Seacom

Operator: The Parking Place
Rental: Management Fee

Garage Features: Garage has two entry lanes, one each on Ellis and O'Farrell Streets, and three exit lanes, one off of O'Farrell Street and two off of Ellis Street; three elevators; auto repair and car wash service available.

Garage History: City acquired existing parking facility in 1964 with funds (\$2,800,000) obtained through the sale of bonds issued by the San Francisco Ellis O'Farrell Parking Non-Profit Corporation.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: FIFTH/MISSION
Address: 833 Mission Street

Parking Area:
Number of Floors: 6
Size: 726,000 square feet

Spaces: 1782
 Transient: 1032
 Monthly: 750

Retail Space: None

Area Serviced: Downtown Retail/South of Market
Predominant User: Shoppers/Businessman/Convention Goers

Type of Parking: Self Park
Hours of Operation: 24 Hours

Vehicles Parked (Yr. ended April 30, 1988): 1,291,846
Daily Average - Transient Turnover: 2.9

Gross Income (Yr. ended April 30, 1988): \$2,757,803

Pricing: Inexpensive at Low End

Fee Range:
Transient: \$.50/ 1st Hour to \$8.00/ 24 Hr. Max.
Monthly: \$ 78.30
(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Seacom

Operator: Onorato Parking Company
Rental: Management Fee

Garage Features: Garage has three entrances, one each on Fourth, Fifth and Mission Streets and seven exit lanes, three on Minna Street, and two each on Mission and Fourth Streets; five elevators; motorcycle parking area; restrooms; battery boost service; and security patrols.

Garage History: Land purchased By City in 1957 for \$1,690,970 from City's Off-Street Parking Fund. Initial Garage (938 spaces) constructed in 1958 with funds obtained through sale of a Bonds (\$2,966,697) issued by Downtown Parking Non-Profit Corporation. First expansion (534 spaces) completed in 1961 with sale of additional bonds (\$1,000,000) by non-profit corporation. Second Expansion (310 spaces) completed in 1970 with proceeds out of net revenues (\$1,446,800).

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: GOLDEN GATEWAY

Address: 250 Clay Street

Parking Area:

Number of Floors: 3

Size: 226,800 square feet

Spaces: 1112

Transient: 787

Monthly: 325

Retail Space: None

Area Serviced: Financial District

Predominant User: Businessman

Type of Parking: Self Park

Hours of Operation: Monday-Friday 6am-Midnight

Vehicles Parked (Yr. ended April 30, 1988): 544,174

Daily Average - Transient Turnover: 2.33

Gross Income (Yr. ended April 30, 1988): \$3,365,604

Pricing: Moderate

Fee Range:

Transient: \$1.00/ 1st Hour to \$13.50/ 24 Hr. Max.

Monthly: \$208.70

(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: Golden Gate Parking

Rental: 80.674% of gross revenues (after exclusion of 20% City parking tax)

Garage Features: Garage is located below park and office buildings in Golden Gateway complex. The garage facility is located in two sections that are joined by a tunnel in basement level. Garage has one set of entry and exit lanes on Clay Street and Washington Streets; and security patrols.

Garage History: The garage was built in 1965 after the City of San Francisco Golden Gateway Parking Non-Profit Corporation acquired the site situated in the Golden Gateway redevelopment area, and arranged for bond financing (\$7,225,000) for the garage and park. In 1986 the outstanding bonds were paid off and the non-profit corporation was dissolved.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: JAPAN CENTER
Address: 1660 Geary Blvd.

Parking Area:

Number of Floors: 2
Size: 352,100 square feet

Spaces: 875

Main Garage: 715
Annex: 160

Transient: 555
Monthly: 320

Retail Space: None

Area Serviced: Japan Center Complex/Lower Fillmore Street
Predominant User: Shoppers/ Diners/ Theatregoers

Type of Parking: Self Park

Hours of Operation: Main Garage: Monday-Friday 6:30am-2:30am
Saturday and Sunday - 24 Hours
Annex: Sunday- Saturday 6:30am - 1:30am

Vehicles Parked (Yr. ended April 30, 1988): 858,588
Daily Average - Transient Turnover: 3.8

Gross Income (Yr. ended April 30, 1988): \$2,381,881

Pricing: Inexpensive at Low End

Fee Range:

Transient: \$.65/ 1st Hour to \$7.50/ 24 Hr. Max.
Monthly: \$93.95

Type of Revenue Control Equipment: Amano

Operator: The Parking Place
Rental: Management Fee

Garage Features: Garage facility located in two buildings. The main garage has entrances and exits on Geary Blvd. and Post Street. The Annex Garage has an entry and exit off Fillmore Street. The garage has special monthly parking arrangements with hospitals in the area. Validation programs serve users of complex stores and AMC theater facility.

Garage History: In 1965 the City of San Francisco and City of San Francisco Western Addition Non-Profit Corporation, acquired the lower portion of the property beneath the Japanese Cultural and Trade Center and sold bonds(\$3,672,000) to finance the construction of the public parking facility.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: LOMBARD STREET
Address: 2055 Lombard Street

Parking Area:

Number of Floors: 4
Size: 85,260 square feet

Spaces: 205

Transient: 205
Monthly: 0

Retail Space:

Size: 14,437 Square Feet Tenants: 1 *

Area Serviced: Marina/Union Street District

Predominant User: Shoppers/Diners

Type of Parking: Self Park

Hours of Operation: Sunday-Saturday, 9am- 3am

Vehicles Parked (Yr. ended April 30, 1988): 28,253 **

Daily Average - Transient Turnover: .96

Gross Income (Yr. ended April 30, 1988): \$ 42,363 **

Parking: \$ 42,363 **
Commercial: \$ 0

Pricing: Inexpensive At Low End

Fee Range:

Transient Day: \$.50/ 1st Hour to \$11.00/ 24 Hr. Max.

Transient Night: \$.50/1st Hour to \$ 3.00/ 3Hr. Max.

Monthly: None

(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: Five Star Parking

Rental: 67.18 % of gross revenues (after exclusion of 20% City parking tax)
With a \$10,000/ month minimum

Garage Features: One entry and one exit lane located on Moulton Alley; elevator; disabled person accommodations; United States Post Office is planned for first Floor commercial space.

Garage History: Parking Authority leased land in 1984 from San Francisco School District. Building constructed in 1986-87 from funds(\$ 3,831,020) supplied by City's Off-Street Parking Fund.

* City currently negotiating with US Postal Service for lease of commercial space.

** Garage began operation December 10, 1987.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: MOSCONE CENTER
Address: 255 Third Street

Parking Area:
Number of Floors: 8
Size: 255,444 square feet

Spaces: 732
 Transient: 454
 Monthly: 278

Retail Space:
Size: 5500 Square Feet Tenant Spaces: 3 Occupied, 4 Vacant

Area Serviced: South of Market, Moscone Convention Center
Predominant User: Businessman and Conventioneers

Type of Parking: Self Park
Hours of Operation: Monday -Saturday 6am-10pm & Sundays when special events are scheduled at the convention center.

Vehicles Parked (Yr. ended April 30, 1988): 257,588
Daily Average - Transient Turnover: 1.36

Gross Income (Yr. ended April 30, 1988): \$ 993,907

Parking: \$ 944,343
Commercial: \$ 49,564

Pricing: Inexpensive At Low End

Fee Range:
Transient: \$.50/ 1st Hour to \$8.00/ 24 Hr. Max.
Early Bird: \$ 4.00 Special Event: \$5.00
Monthly: \$ 78.30
(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Seacom

Operator: Golden Gate Parking Company
Rental: 60.674% of gross revenues (after exclusion of 20% City parking tax)
With a \$20,000/month minimum.

Garage Features: The garage has two entry lanes, one on Third Street and one on Howard Street, and three exit lanes two on Third Street and one on Howard Street; and two elevators. The building houses public art works, spider pelt on front wall, painting on second and third floor lobby areas and sculptures in mall area.

Garage History: The property was acquired in 1980 and the garage was constructed in 1983-84 with proceeds (\$6,813,750) from a \$11,470,000 bond sale by the Parking Authority. Garage operation and commercial rentals to the Parking Authority constitute the primary source of funds for the debt service.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: PERFORMING ARTS

Address: 360 Grove Street

Parking Area:

Number of Floors: 6

Size: 213,564 square feet

Spaces: 612

Transient: 552

Monthly: 60

Retail Space:

Size: 4,836 Square Feet

Tenants: 2

Area Serviced: Civic Center

Predominant User: Arts Patrons and Persons Conducting Government Business

Type of Parking: Self Park

Hours of Operation: Monday-Saturday, 6am-12am and Sundays when events are scheduled in Civic Center Area. Garage stays open additional evening hours when events run late.

Vehicles Parked (Yr. ended April 30, 1988): 265,757

Daily Average - Transient Turnover: 1.22

Gross Income (Yr. ended April 30, 1988): \$ 895,521

Parking: \$ 840,921

Commercial: \$ 54,600

Pricing: Inexpensive At Low End

Fee Range:

Transient: \$.50/ 1st Hour to \$9.00/ 24 Hr. Max.

Early Bird: \$ 3.25 Special Event: \$3.25

Monthly: \$ 78.30

(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Seacom

Operator: Five Star Parking

Rental: 53.56% of gross revenues (after exclusion of 20% City parking tax)

Garage Features: Garage has two entry and exit lanes, one each on Grove and Gough Streets; two elevators; excellent directional graphics; building art work; and disabled person accommodations.

Garage History: Parking Authority acquired property in 1980. Garage constructed in 1982-83. Property acquisition and construction costs (\$5,070,000) funded through the City's Off-Street parking fund. Commercial spaces added in 1986 at a cost of \$524,500.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: ST. MARY'S SQUARE
Address: 433 Kearny Street

Parking Area:
Number of Floors: 6
Size: 245,445 square feet

Spaces: 828
Transient: 378
Monthly: 450

Retail Space:
Size: 825 Square Feet Tenants: 2

Area Serviced: Financial District
Predominant User: Businessman

Type of Parking: Attendant - During Day
Self-Park at Night and Weekends

Hours of Operation: 24 Hours

Vehicles Parked (Yr. ended April 30, 1988): 247,936
Daily Average - Transient Turnover: .94

Gross Income (Yr. ended April 30, 1988): \$ 2,142,745

Parking: \$ 2,091,614
Commercial: \$ 51,131

Pricing: Competitive with private operators in area.

Fee Range:
Transient - Attendant Rates: \$1.50/ 1st 1/2 Hour to \$14.00/ 24 Hr. Max.
-Self Park Rates: \$.50/Hr to \$11.00/24 Hr. Max.
Monthly: \$208.70
(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: Metropolitan Parking Corporation
Rental: 64.28% of gross revenues (after exclusion of 20% City parking tax)
with a \$60,000 minimum monthly payment.

Garage Features: Garage has three entrances and exits, one each on Kearny , California, and Pine Streets; escalators; restrooms; valet park operation during the day, and lower priced self park operation at night and on weekends; Rent-a-car agency and public mailbox store located on ground floor.

Garage History: Land on which garage sits is comprised of three parcels, one parcel purchased in 1950 by City for \$417,513 from Off-Street Parking Fund, another parcel controlled by Recreation and Park Department and the third was a vacated street. In 1952, the City leased the land to a parking developer for 33 years. The developer built garage for \$1,676,508. Building reverted back to the City in 1985 and was leased to current operator. Parking Authority and Recreation and Park Department share in rental income from garage.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: SUTTER/STOCKTON
Address: 444 Stockton Street

Parking Area:

Number of Floors: 12
Size: 745,000 square feet

Spaces: 1865

Transient: 1842
Monthly: 23

Retail Space:

Size: 30,000 Square Feet Tenants: 11

Area Serviced: Downtown Retail/Medical
Predominant User: Shoppers/Patients

Type of Parking: Self Park
Hours of Operation: 24 Hours

Vehicles Parked (Yr. ended April 30, 1988): 1,767,860
Daily Average - Transient Turnover: 2.62

Gross Income (Yr. ended April 30, 1988): \$5,401,200

Parking: \$4,585,200
Commercial: \$ 816,000

Pricing: Inexpensive At Low End

Fee Range:

Transient: \$.50/ 1st Hour to \$14.00/ 24 Hr. Max.
Monthly: \$156.55
(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: System Parking of Northern California
Rental: Management Fee

Garage Features: Two different entrances, one on Sutter Street and one of Bush Street and three different exits, Sutter Street, Pine Street and Bush, each with two lanes; excellent directional graphics and signing; motorcycle parking area; pay on foot station; air quality evaluators; area counter system; disabled person accommodations; retail display cases; high speed elevators; restrooms; and security patrols.

Garage History: Land purchased By City in 1958. Initial Garage (870 spaces) constructed in 1959-60 with funds(\$3,837,177) primarily obtained through sale of a Bonds Issued By Uptown Parking Non-Profit Corporation. First expansion (555 spaces) completed in 1975 with sale of additional bonds (\$4,100,000) by non-profit corporation. Second Expansion (345 spaces) completed in 1986 (\$ 3,600,000) with proceeds out of net revenues. Balance of current spaces obtained through restriping.

CITY OF SAN FRANCISCO OWNED PARKING GARAGES

Garage: VALLEJO STREET
Address: 766 Vallejo Street

Parking Area:

Number of Floors:
Size: 70,760 square feet

Spaces: 163

Transient: 147
Monthly: 16

Retail Space: None

Area Serviced: North Beach, Chinatown
Predominant User: Shoppers/Diners

Type of Parking: Self Park
Hours of Operation: Monday-Saturday 7am-2am
Sundays & Holidays: 9am - Midnight

Vehicles Parked (Yr. ended April 30, 1988): 313,239
Daily Average - Transient Turnover: 5.74

Gross Income (Yr. ended April 30, 1988): \$639,121

Pricing: Inexpensive At Low End

Fee Range:

Transient - Day: \$.50/ 1st Hour to \$18.00/ 24 Hr. Max.
Nights and Sundays: \$1.00/1st Hour to \$7.50/Max.
Monthly: \$156.55
(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: Metropolitan Parking Corporation
Rental: 72.828% of gross revenues (after exclusion of 20% City parking tax)

Garage Features: One entry and one exit lane on Vallejo Street; and two elevators.
Central Police Station located on first floor and basement levels of building.

Garage History: The building was constructed in 1969 by the City with monies provided by the off-street parking fund (\$967,695) and City's general fund.

**PARKING LOT
ACTIVITY SUMMARY**

(For Year Ending April 30, 1988)

CITY OF SAN FRANCISCO OWNED PARKING LOTS

Lot: MARSHALL SQUARE PLAZA
Address: 24 Grove Street

Parking Area:

Size: 37,650 square feet
Spaces: 127
Transient: 127
Monthly: 0

Area Serviced: Civic Center

Predominant User: Patrons of Performing Arts Events, Exhibits, Farmers Market
and Persons Conducting Government Business in Civic Center Area.

Type of Parking: Self Park

Hours of Operation: 24 Hours/7 Days / Week

Attendant Required Monday -Friday, 7:00 am - 6:00 pm
and Saturday, Sundays and evenings when events are scheduled in
Civic Center Area. At other times, collection box is used.

Vehicles Parked (Yr. ended April 30, 1988): 78,884
Daily Average - Transient Turnover: 1.7

Gross Income (Yr. ended April 30, 1988): \$ 222,146

Pricing: Inexpensive At Low End

Fee Range:

Transient: \$.50/ 1st Hour to \$9.50/ 24 Hr. Max.
Special Event: \$3.00
Overnight: \$3.00
(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: City Parking Company

Rental: 64.19% of gross revenues (after exclusion of 20% City parking tax)
With a \$5,500 /month minimum

Lot Features: Lot has one entry and one exit lane located on Grove Street; pedestrian access to the lot is off of Grove, Hyde, and Fulton Streets.

CITY OF SAN FRANCISCO OWNED PARKING LOTS

Lot: POLK/ McALLISTER
Address: 401 Polk Street

Parking Area:

Size: 16,500 square feet

Spaces: 60

Transient: 60

Monthly: 0

Area Serviced: Civic Center

Predominant User: Patrons of Performing Arts Events, Exhibits, and
Persons Conducting Government Business in Civic Center Area.

Type of Parking: Semi/Attended -Day; Self-Park -Night and Weekends

Hours of Operation: 24 Hours/7 Days / Week

Attendant Required Monday -Friday, 7:00 am - 6:00 pm

At other times, collection box is used.

Vehicles Parked (Yr. ended April 30, 1988): 70,862

Daily Average - Transient Turnover: 3.24

Gross Income (Yr. ended April 30, 1988): \$ 180,868

Pricing: Moderate

Fee Range:

Transient: \$ 1.00/ 1st Hour to \$9.00/ 24 Hr. Max.

Evening/Saturday/Sunday: \$3.00

Overnight: \$3.00

(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: Golden Gate Parking Company

Rental: 56.647% of gross revenues (after exclusion of 20% City parking tax)

With a \$2,500 /month minimum

Lot Features: Lot has vehicle entry and exit lanes and pedestrian access on Polk and McAllister Streets. During weekdays, capacity of lot is expanded thru stacking.

CITY OF SAN FRANCISCO OWNED PARKING LOTS

Lot: SEVENTH & HARRSION PARKING PLAZA

Address: 1009 Harrsion Street

Parking Area:

Size: 128,336 square feet

Spaces: 310

Transient: 310

Monthly: 0

Area Serviced: South of Market / Hall of Justice

Predominant User: Persons Conducting Business in Hall of Justice; Patrons of South of Market nightclubs and restaurants.

Type of Parking: Self Park

Hours of Operation: 24 Hours/7 Days / Week

Attendant Required Monday -Friday, 7:00 am - 7:00 pm.

At other times, collection box is used.

Vehicles Parked (Yr. ended April 30, 1988): 200,499

Daily Average - Transient Turnover: 2.59

Gross Income (Yr. ended April 30, 1988): \$ 252,044

Pricing: Inexpensive At Low End

Fee Range:

Transient: \$.50/ 1st Hour to \$5.25/ 24 Hr. Max.

\$1.00/ Overnight

(New Rates, Not Noted Here Were Implemented August 15, 1988)

Type of Revenue Control Equipment: Amano

Operator: Golden Gate Parking Company

Rental: 71.648% of gross revenues (after exclusion of 20% City parking tax)
With a \$7,000 /month minimum

Lot Features: Lot has one entry and one exit lane located off Harrison Street. Lot is located directly behind Hall of Justice and has easy pedestrian access to that building and Harrison Street.

